

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 11, 2017
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on May 11, 2017 at the Riverside County Administrative Center, Board Chambers.

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

COMMISSIONERS ABSENT:

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: Michael Bastian, Trammell Crow So. Cal Devel.
Darryl Brown, Northtown Housing
John Burcher, Other Interested Person
Debbie Chaple, Other Interested Person
John Dykes, FDC Commercial Construction
Jared Giles, Southwest Healthcare System
Jon Goldenbaum, Flabob Airport
Ron H., Other Interested Person
Peggy Miller, Other Interested Person
Ray Miller, Other Interested Person
Debbie Walsh, Other Interested Person
Jeff Wright, Other Interested Person

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- I. **AGENDA ITEM 3.1:** ZAP1246MA17 – Southwest Premier Properties, LLC (Representative: Divina Management, Inc. Teresa Harvey) – County of Riverside Case No. PP26220 (Plot Plan). A proposal to develop a truck terminal distribution facility on 19.2 acres. The facility includes a 10,000 square foot two-story office building and a 56,000 square foot cross dock loading platform structure for a cumulative total of 66,000 square feet. The site is located northerly of Placentia Avenue, easterly of Harvill Avenue, westerly of BNSF rail line and I-215 Freeway, and southerly of Walnut Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the proposed Plot Plan be found CONSISTENT, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The applicant proposes to develop a truck terminal distribution facility on 19.2 acres. The facility includes a 10,000 square foot two-story office building and a 56,000 square foot cross dock loading platform structure for a cumulative total of 66,000 square feet.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators;

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noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This project has been evaluated for 10,000 square feet of office area and 56,000 square feet of cross dock loading area. Any increase in building area or change in use other than for office and storage-loading use will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in opposition to the project:

Debbie Walsh, Mead Valley, CA

No one spoke in favor or neutral 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@rivco.org.

ITEM 3.1: TIME: 9:00 A.M.

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I. **AGENDA ITEM 3.2:** ZAP1250MA17 – Trammell Crow So. Cal Devel. Co. (Representative: Henry-Ann Co. Inc.) – County of Riverside Planning Case Nos. PP25837 and PP25838 (Plot Plans). The applicant is proposing to amend previously approved ALUC case ZAP1150MA15 to increase the wall heights of both proposed concrete tilt-up warehouse/distribution buildings from 44 feet to 55 feet. The project site is located southerly of Oleander Road, westerly of Harvill Avenue, and bisected by Decker Road (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Plot Plans be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
The applicant is proposing to amend previously approved ALUC case ZAP1150MA15 to increase the wall heights of both proposed concrete tilt-up warehouse/distribution buildings from 44 feet to 55 feet.

The Commission found the original proposal to develop two industrial (predominately warehouse) buildings totaling 1,258,260 square feet on 65.6 net (71.1 gross) acres conditionally consistent on November 12, 2015. (The square footage of Building E [PP25837] subsequently decreased, reducing the combined floor area to 1,123,127 square feet.) The original building height was approved at 44 feet and required review by the Federal Aviation Administration Obstruction Evaluation Service.

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

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3. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings, and shall be recorded as a deed notice.
4. 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; and incinerators.
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 Federal Aviation Administration has conducted an aeronautical study of each proposed building (Aeronautical Study Nos. 2017-AWP-2411-OE and 2017-AWP-2412-OE) and has determined that neither marking nor lighting of the structures 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.
8. Building D shall not exceed a height of 55 feet above ground level and shall not exceed a maximum elevation at top point (including all roof-mounted appurtenances, if any) of 1,640 feet above mean sea level. Building E shall not exceed a height of 55 feet above ground level and shall not exceed a maximum elevation at top point (including all roof-mounted appurtenances, if any) of 1,673 feet above mean sea level.
9. The maximum height and top point elevations specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
10. Temporary construction equipment such as cranes used during actual construction of Building D shall not exceed a height of 55 feet and a maximum elevation of 1,640 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process. Temporary construction equipment such as cranes used during actual construction of Building E shall not exceed a height of 55 feet and a maximum elevation of 1,673 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Within five (5) days after construction of each building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project

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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 or a decision is made not to construct the applicable structure.

12. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in favor of the project:

Michael Bastian, Trammell So. Crow Cal Dev., 32823 Temecula Parkway, Temecula, CA 92592

The following spoke in opposition to the project:

Ray Miller, Other Interested Person, 22075 Nance Street, Perris

Peggy Miller, Other Interested Person, 22075 Nance Street, Perris, CA

Debbie Walsh, Mead Valley, CA

No one spoke in neutral 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@rivco.org.

ITEM 3.2: TIME: 9:10 A.M.

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I. **AGENDA ITEM 3.3:** ZAP1249MA17 – Duke Realty, Adam Schmid (Representative: Albert A. Webb Associates) – City of Perris Planning Case Nos. PLN17-00002 (Specific Plan Amendment, Design Review). The applicant proposes to develop a 1,189,860 square foot industrial building on 54.71 acres located easterly of Perris Boulevard, southerly of Markham Street, and northerly of Perry Street, extending easterly toward Redlands Avenue. The industrial building will be primarily for warehousing purposes (1,169,860 square feet of warehousing area, with 20,000 square feet of office area). The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan land use designation on the westerly 35.45 acres of the site from Business Professional Office to Light Industrial. (The easterly 19.26 acres are already designated Light Industrial.) (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed Specific Plan Amendment CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and find the proposed Design Review CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

The applicant proposes to develop a 1,189,860 square foot industrial building on 54.71 acres. The industrial building will be primarily for warehousing purposes (1,169,860 square feet of warehousing area, with 20,000 square feet of office area). The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan land use designation on the westerly 35.45 acres of the site from Business Professional Office to Light Industrial. (The easterly 19.26 acres are already designated Light Industrial.)

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (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, composting

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operations, production of cereal grains, sunflower, and row crops, 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.
- 3. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
- 4. 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.
- 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.
- 6. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
- 7. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

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

VI. ALUC COMMISSION ACTION

The ALUC 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@rivco.org.

ITEM 3.3: TIME: 9:24 A.M.

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- I. **AGENDA ITEM 3.4:** ZAP1251MA17 – Core 5 Industrial Partners, LLC (Representative: Rafik Albert, EPD Solutions, Inc.) – County of Riverside Planning Case No. PP26173 (Plot Plan). A proposal to develop a 423,665 square foot industrial (predominately warehouse) building on 20.67 acres located at the southwest corner of Harvill Avenue and Rider Street, extending southerly to the easterly straight-line extension of Walnut Street (Assessor's Parcel Numbers 317-230-036 and 317-230-038) in the unincorporated community of Mead Valley (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area).
- II. **MAJOR ISSUES**
No aeronautical issues. Previous proposals for warehousing projects northerly of Cajalco Expressway in this community have generated controversy.
- III. **STAFF RECOMMENDATION**
Staff recommends that the proposed Plot Plan be found CONSISTENT, subject to the conditions included herein.
- IV. **PROJECT DESCRIPTION**
The applicant proposes development of a 423,665 square foot industrial (predominately warehouse) building on 20.67 acres.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

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4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basin/water quality management basin 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 that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This building has been evaluated as an industrial use. Any change in use other than for office, manufacturing, and/or warehousing uses will require review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

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

VI. ALUC COMMISSION ACTION

The ALUC 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@rivco.org.

ITEM 3.4: TIME: 9:28 A.M.

**AIRPORT LAND USE COMMISSION
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I. **AGENDA ITEM 3.5:** ZAP1040HR17 – PRT-BMT - City of Hemet Case No. SDR 17-001 (Site Development Review). A proposal to add additional structures on an industrial property (5.82 acres) located at 3883 Wentworth Drive, on the south side of Wentworth Drive, easterly of the centerline of Airway Place (Assessor's Parcel Numbers 456-040-022 and 456-040-023, owners: Wombles and Owens, LLC). Proposed additions include a new 1300 square foot steel building on a new 3,360 square foot concrete slab, as a cover structure for machinery being installed, and two modular office buildings (810 square feet each). RSH Construction is also located at this site. (Airport Compatibility Zones C and D [East] of the Hemet-Ryan Airport Influence Area).

II. **MAJOR ISSUES**

As of the date of preparation of this staff report, the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) has not provided proof that the applicant's submittal is in a "Work in Progress" status.

III. **STAFF RECOMMENDATION**

Staff recommends that the project be CONTINUED to ALUC's June 8 hearing. However, if, prior to the May 11 hearing, the FAA OES website reveals that the submittal is in a "Work in Progress" status, staff will recommend that the Commission find the Site Development Review CONDITIONALLY CONSISTENT, subject to the conditions included herein and such additional conditions as may be necessary to meet the requirements of the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING

CONDITIONALLY CONSISTENT subject to FAA review

IV. **PROJECT DESCRIPTION**

The applicant proposes to add additional structures on a 5.82-acre industrial property, including a new 1,300 square foot steel building with a height of 31 feet on a new 3,360 square foot concrete slab, as a cover structure for machinery being installed, and two modular office buildings (810 square feet each).

CONDITIONS: Final Conditions Await FAA Approval

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use 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.

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- (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. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, 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, and highly noise-sensitive outdoor nonresidential uses.
 - (f) Commercial or utility ground-mounted solar energy systems.
3. The attached notice shall be provided to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
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.
5. This finding of conditional consistency is based on the use of the proposed buildings for office, manufacturing, storage, and warehousing uses. The zoning of the property allows for additional uses that would require subsequent evaluation as to compliance with intensity limits prior to their being permitted at this location. These uses requiring such evaluation are as follows:
- General retail uses (other than sale of products manufactured on-site); plant nurseries and greenhouses; commercial recreation facilities (indoor and/or outdoor); commercial trade schools; showroom design centers; ambulance services; adult businesses; animal services; business support services; health and fitness centers; mortuaries; service stations; auto repair shops; recycling processing facilities; scrap and dismantling yards; swap meets.
6. Noise attenuation measures shall be incorporated into the design of the building(s) to be used as offices to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jquerin@rivco.org

The following spoke in favor of the project:

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Ron H, Other Interested Person, 3887 Wentworth Dr. Hemet, CA 92545

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 CONDITIONALLY CONSISTENT subject to FAA review.

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@rivco.org.

ITEM 3.5: TIME: 9:35 A.M.

**AIRPORT LAND USE COMMISSION
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I. **AGENDA ITEM 3.6:** ZAP1041HR17 – FDC Commercial Construction (John Dykes, representative) – City of Hemet Case No. PR 17-001. A proposal to construct a 9,600 square foot industrial building on a vacant 0.99-acre lot (Assessor's Parcel Number 456-040-052) located on the northeast corner of Wentworth Drive and Airway Avenue (Airport Compatibility Zone C of the Hemet-Ryan Airport Influence Area).

II. **MAJOR ISSUES**

As of the date of preparation of this staff report, no proof of submittal to the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) has been provided to staff.

III. **STAFF RECOMMENDATION**

Staff recommends that the project be CONTINUED to ALUC's June 8, 2017 hearing to provide additional time for the applicant team to submit Form 7460-1 online to the FAA OES. However, if, prior to the May 11 hearing, proof of FAA submittal is provided and the submittal is in a "Work in Progress" status, staff will recommend that the Commission find the Site Development Review CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

STAFF RECOMMENDED AT HEARING

CONDITIONALLY CONSISTENT subject to FAA review

IV. **PROJECT DESCRIPTION**

The applicant is proposing to construct a 9,600 square foot industrial building on a vacant 0.99-acre lot. The maximum building height is 23 feet.

CONDITIONS: Final Conditions Await FAA Approval

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, 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.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, and highly noise-sensitive outdoor nonresidential uses.
 - (f) Commercial or utility ground-mounted solar energy systems.
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. 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.
 5. This finding of conditional consistency is based on the use of the proposed building for office, manufacturing, storage, and warehousing uses. The zoning of the property allows for additional uses that would require subsequent evaluation as to compliance with intensity limits prior to their being permitted at this location. These uses requiring such evaluation are as follows:

General retail uses (other than sale of products manufactured on-site); plant nurseries and greenhouses; commercial recreation facilities (indoor and/or outdoor); commercial trade schools; showroom design centers; ambulance services; adult businesses; animal services; business support services; health and fitness centers; mortuaries; service stations; auto repair shops; recycling processing facilities; scrap and dismantling yards; swap meets.
 6. Noise attenuation measures shall be incorporated into the design of the building to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

The following spoke in favor of the project:

John Dykes, FDC Commercial Construction, 461 E. Menlo Ave, Hemet, CA

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 CONDITIONALLY CONSISTENT subject to FAA review.

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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@rivco.org.

ITEM 3.6: TIME: 9:41 A.M.

**AIRPORT LAND USE COMMISSION
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I. **AGENDA ITEM 3.7:** ZAP1085R117 – Palm Avenue Storage, LLC – City of Riverside Planning Case Nos. P17-0228 (Rezone), P17-0097 (Design Review), P17-0098 (Variance), P17-0099 (Variance). The applicant proposes to construct a self-storage facility which includes five self-storage buildings totaling 96,022 square feet, a 1,575 square foot management office with a 1,575 square foot manager's residence on 2.73 acres. The applicant also proposes two variances to allow an increase in building lot coverage from 10% to 50%, and to allow an increase in building height to two stories with a maximum height of 36 feet. The applicant also proposes a rezone for the property to add the Commercial Storage Overlay over the existing R-1-7000 Single Family Residential zoning. The project is located westerly of Palm Avenue, southerly of Gardena Drive, and northerly of the Metrolink rail line. The Commission may further recommend that the Airport Protection Overlay [Zones D and E] also be added. (Airport Compatibility Zone D and E of the Riverside Municipal Airport Influence Area).

II. **MAJOR ISSUES**
None

III. **STAFF RECOMMENDATION**
Staff recommends that the Rezone be found CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, provided that the new zoning incorporates the appropriate Airport Protection Overlay Zone suffix (-AP-D and -AP-E) [to the extent that such zoning overlay remains available for use], which refers to the site's location within Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area, and that the Design Review be found CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**
The applicant proposes to construct a self-storage facility which includes five self-storage buildings totaling 96,022 square feet, a 1,575 square foot management office and a 1,575 square foot manager's residence on 2.73 acres. The applicant also proposes two variances to allow an increase in building lot coverage from 10% to 50%, and to allow an increase in building height to two stories with a maximum height of 36 feet. The applicant also proposes a rezone for the property to add the Commercial Storage Overlay over the existing R-1-7000 Single Family Residential zoning. (The Commission may further recommend that the Airport Protection Overlay [Zones D and E] also be added.)

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded 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.

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- (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.
- 3. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
 - 4. Any new detention 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 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.
 - 5. Prior to issuance of a building permit, the City of Riverside shall apply zoning incorporating the Airport Protection Overlay Zones (R-1-7000-CS-AP-D and R-1-7000-CS-AP-E) to the site, provided that such zoning overlay remains available for use.
 - 6. This project has been evaluated for 96,022 square feet of self-storage area and 1,575 square feet of office. Any increase in building area or change in use in the Zone D portion of the project will require review by the Airport Land Use Commission.

V. MEETING SUMMARY

The following staff presented the subject proposal:

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

The following spoke in opposition to the project:

Debbie Chaple, Other Interested Person, 4675 Gardena Drive, Riverside, CA 92506

No one spoke in favor or neutral 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@rivco.org.

ITEM 3.7: TIME: 9:45 A.M.

**AIRPORT LAND USE COMMISSION
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I. **AGENDA ITEM 3.8:** ZAP1075FV17 – Rancho Springs Medical Center/Southwest Healthcare System (Representative: Kathryn Wright, Heliplanners) – City of Murrieta Case No. RP-2016-1115 (Revised Permit). A proposal to formally recognize the use of a grassy area southerly of the women's center building on the campus of Rancho Springs Medical Center as an Emergency Medical Service (EMS) Helicopter Landing Site. The landing site is located southeasterly of the terminus of Medical Center Drive, easterly of Hancock Avenue, northerly of Murrieta Hot Springs Road, and westerly of Interstate 215. Usage is only for emergency medical services as defined in State law, including patient travel to higher level or specialized facilities.

II. **MAJOR ISSUES**

Hospital patients and persons in the immediate vicinity could experience high noise levels during helicopter operations. However, based on the applicant's noise study, the average weighted noise levels would not exceed limits. The flight paths will be aligned along Interstate 215 Freeway to minimize additional noise impacts upon area residents.

III. **STAFF RECOMMENDATION**

If the Commission accepts the findings of the noise study, staff recommends that the proposed emergency medical service helicopter landing site be found CONSISTENT with the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, subject to the conditions specified herein.

IV. **PROJECT DESCRIPTION**

RP 2016-1115 is a proposal to formally recognize the use of a grassy area southerly of the women's center building on the Rancho Springs Medical Center campus as an Emergency Medical Service (EMS) Helicopter Landing Site. The facility will not be marked or lighted, as such marking and lighting is prohibited for EMS landing sites by State law, in order to distinguish them from hospital helistops and other heliports. EMS landing sites do not require the issuance of a State Heliport Permit. As such, the facility may only be used for emergency medical services, as defined in State law, including transport of critically ill or injured patients to hospitals with more intensive care facilities or specialization.

AIRPORT LAND USE COMMISSION STAFF RECOMMENDED CONDITIONS:

1. The applicant shall continuously maintain a valid designation of the facility as an Emergency Medical Service (EMS) Landing Site via a written determination by an officer of an authorized public safety agency, as defined in Section 21662.1 of the State of California Public Utilities Code, that the site is "reasonable and prudent for the safe operation of EMS helicopters."
2. Establishment and operations shall comply with the recommendations and requirements of the Federal Aviation Administration letter dated January 9, 2017, a copy of which is attached hereto.
3. The applicant shall implement the safety enhancement measures specified on pages 3.0-2 and 3.0-3 of the attached Project Description and as depicted on Figure 3.0-1, Obstruction Clearance Exhibit.
4. Use of the EMS Landing Site shall be limited to "emergency aircraft flights for medical purposes as defined in Section 21662.4 of the California Public Utilities Code.
5. The number of landings with one or more patients on the helicopter is limited to an average of six per month over any rolling 12-month period, except to allow for adequate medical response to a mass casualty event.

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V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

The following spoke in favor of the project:

Jared Giles, Southwest Healthcare System, 3574 Summertree Lane, Corona, CA

Jeff Wright, Other Interested Person, 31110 Avenida Del Reposo, Temecula, CA 92591

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@rivco.org.

ITEM 3.8: TIME: 9:54 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER MAY 11, 2017
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- I. **AGENDA ITEM 3.9:** ZAP1030FL17 – Bryan Kuderman (Representative: Nicholas Tavaaglione) – City of Riverside Planning Case No. P17-0065 (Rezone). The applicant is proposing a rezone of 0.49 acres (Assessor’s Parcel Number 207-060-007) from Public Facilities (PF) to Single Family Residential (R-1-7000). The project site is located southerly of Field Lane, westerly of Bubbling Well Road, northerly of Circle Lazy J Road, and easterly of the Santa Ana River (Airport Compatibility Zone E of the Flabob Airport Influence Area).
- II. **MAJOR ISSUES**
None
- III. **STAFF RECOMMENDATION**
Staff recommends that the Commission find the proposed Rezone CONSISTENT with the 2004 Flabob Airport Land Use Compatibility Plan.
- IV. **PROJECT DESCRIPTION**
The applicant is proposing a rezone of 0.49 acres from Public Facilities (PF) to Single Family Residential (R-1-7000).
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- No one spoke in favor, neutral or opposition to the project
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission by a unanimous vote of 6-0 found the project CONSISTENT. Recuse: Commissioner Lyon
- VII. **CD**
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org.
- ITEM 3.9: TIME: 10:08 A.M.

**AIRPORT LAND USE COMMISSION
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RIVERSIDE MEETING**

- I. **AGENDA ITEM 3.10:** ZAP1031FL17 – Northtown Housing Development Corp. (Representative: Debi Myers) – City of Jurupa Valley Major Application 16224 consisting of GPA 16006 (General Plan Amendment), CZ16011 (Change of Zone), SDP 16043 (Site Development Permit), and TPM37126 (Tentative Parcel Map). Through SDP 16043, the applicant proposes development of: (a) a 68-unit multi-family housing development (apartments) with a 3,818 square foot community center building and pool and maintenance buildings on 5.16 acres and, (b) a 31,375 square foot commercial building on 1.79 acres. The site is located northerly of Mission Boulevard and easterly of Crestmore Road in the community of Rubidoux. The site is currently split between Commercial Retail (6.27 acres) and Medium High Density Residential (1 acre) designations. GPA 16006 would retain the Commercial Retail designation on 1.79 acres, while amending the General Plan designation of 4.16 acres of Commercial Retail and one acre of Medium High Density Residential to High Density Residential. The site is currently split among three zones: R-VC (Rubidoux-Village Commercial), R-2 (Multiple Family Dwellings), and A-1 (Light Agriculture). CZ 16011 would maintain R-VC zoning on 1.79 acres, change the zoning of 4.16 acres from R-VC to R-2, and change the zoning of one acre from A-1 and R-2 to R-2. Tentative Parcel Map No. 37126 would reconfigure the existing parcel boundaries to establish two new parcels (1.79 and 5.16 acres). (Compatibility Zone C of the Flabob Airport Influence Area).

II. **MAJOR ISSUES**

The proposed commercial building exceeds allowable single-acre intensity limits for areas within Compatibility Zone C of the Flabob Airport Influence Area. (A 30,000 square foot office building or a 9,000 square foot retail commercial building without restaurant area or places of assembly would meet the single-acre intensity limit.) Additionally, the site would normally be restricted to a maximum residential density of 0.2 dwelling units per acre (or, in this case, one dwelling per existing legal lot). However, the site previously accommodated a 66-unit mobile home community and two single-family residences. The project proposes a total of 68 units, which would not increase the number of dwelling units that existed on the site at the time of adoption of the Flabob Airport Land Use Compatibility Plan (Flabob ALUCP). In June 2011, ALUC determined that a 66-unit apartment project with associated General Plan Amendment and Change of Zone were consistent with the Flabob ALUCP with special findings, pursuant to Section 3.3.6 of the Countywide Policies (ZAP1020FL11). This determination occurred when the property was under the jurisdiction of the County. The proposed project includes two additional parcels, increasing the overall acreage to 7.27 acres and the residential area to 5.16 acres, reducing the overall density within the area proposed for residential use from 15.17 to 13.18 dwelling units per acre.

III. **STAFF RECOMMENDATION**

Staff must recommend a finding of INCONSISTENCY for the Site Development Permit, based on the nonresidential intensity limits being exceeded by the proposed commercial building. The residential density is normally incompatible, but, provided that the Commission is willing to reaffirm its special findings for the residential portion of the project pursuant to Section 3.3.6, staff recommends a finding of CONSISTENCY for the General Plan Amendment and Change of Zone, subject to the understanding that the number of dwelling units on this site will not exceed 68. Such findings should include that the proposed project would not increase the number of units from the previously existing use on the site and, therefore, would not expose additional people to potential hazards from aircraft relative to the number of persons in the previously existing dwelling units and would not expose people to excessive noise levels, and that the project is located adjacent to the Santa Ana River, which provides a large amount of open area for emergency landings.

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IV. PROJECT DESCRIPTION

Site Development Permit No. 16043 is a proposal to develop a 68-unit multi-family housing development (apartments) with a 3,818 square foot community center building and pool and maintenance buildings on 5.16 acres and a 31,375 square foot commercial building on 1.79 acres. The site consists of five Assessor's parcels. Four parcels with a total of 6.27 acres are designated Commercial Retail and a one-acre parcel is designated Medium High Density Residential. General Plan Amendment No. 16006 would retain the Commercial Retail designation on 1.79 acres, while amending the General Plan designation of 4.16 acres of Commercial Retail and one acre of Medium High Density Residential to High Density Residential. The four parcels designated Commercial Retail are currently zoned R-VC (Rubidoux – Village Commercial), while the one-acre parcel is zoned R-2 (Multiple Family Dwellings), and A-1 (Light Agriculture). Change of Zone No. 16011 would maintain R-VC zoning on 1.79 acres, change the zoning of 4.16 acres from R-VC to R-2, and change the zoning of one acre from R-2 and A-1 to R-2. Finally, Tentative Parcel Map No. 37126 would reconfigure the existing parcel boundaries to establish two new parcels (1.79 acres and 5.16 acres, respectively).

V. MEETING SUMMARY

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

The following spoke in favor of the project:

John Burcher, Other Interested Person, 5943 Spruce Street, Wrightwood, CA

Darryl Brown, Northtown Housing, 10808 Foothill Blvd, STE 160-495, Rancho Cucamonga, CA

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

Jon Goldenbaum, Flabob Airport, Riverside, CA

No one spoke in opposition to the project.

VI. ALUC COMMISSION ACTION

The ALUC Commission by a unanimous vote of 6-0 CONTINUED the project to July 13, 2017.

Recuse: Commissioner Lyon

VII. CD

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

ITEM 3.10: TIME: 10:10 A.M.

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

4.1 Fee Schedule for FY 2017-18

ALUC Director Simon Housman presented the proposed revised fee schedule for FY 2017-18 for the Commission's consideration and future adoption. He advised that ALUC's FY 2017-18 budget is predicated on a 12 percent increase in project review fees to assist in addressing the shortfall resulting from a cut in General Fund revenue provided for ALUC operations. The proposed Schedule of Development Review Fees also includes project-specific fees that would be established as additional fees for projects in the Accident Potential Zones of March Air Reserve Base, for large commercial solar projects, and for heliports. ALUC would also be increasing the notice radius for heliport projects so as to include at least 25 different property owners or extend at least 2500 feet from the proposed project site. Commissioner Holmes asked about a definition for large commercial solar projects. Director Housman advised that it would be those projects that are generating energy that would be transmitted to the grid, not those that are simply providing energy on-site. Director Housman noted that the additional fee for projects in the Accident Potential Zones was needed to cover the additional meetings and communications with March Air Reserve Base and the March Joint Powers Commission that would be anticipated for future projects in the Accident Potential Zones. Chairman Ballance noted that Base authorities are very concerned with encroachment. Commissioner Holmes expressed concern regarding the impact of fee hikes on single-family residences and small businesses. Director Housman reminded the Commission that ALUC is not involved with building one single-family residence or add-ons to homes unless a change of zone or land division is involved. It is anticipated that most of the projects in the Accident Potential Zones would be large warehouses, manufacturing or office buildings. The Commissioners voted unanimously to proceed with preparation of the necessary documents for action at the next meeting.

4.2 Director's Approvals – Information Only

4.3 Election of Commission Officers

Prior to the nominations, Acting Chairman Ballance inquired as to the status of the selection of the Airport Managers' representatives on the Commission. Director Housman advised that not all of the airports had responded as of that morning. He advised that Mr. Ballance had received a sufficient number of votes to retain his seat on the Commission, but that the selection of the second representative (the seat that Mr. Housman had previously held) was still outstanding. It was suggested that the election of officers proceed. The selection of officers could be revisited at a later meeting, if the Commission so chose.

Commissioner Lyon nominated Vice-Chairman and Acting Chairman Rod Ballance to serve as Chairman. The nomination was seconded by Commissioner Manos, and was unanimously approved. Mr. Ballance accepted the position and nominated Commissioner Manos to succeed him as Vice-Chair. Commissioner Lyon seconded the nomination, which was unanimously approved.

4.4 Specific Delegation of Authority: Change of Zone and Revised Conditional Use Permit in Zone C2 of March Air Reserve Base/Inland Port Airport Influence Area

The ALUC Commission by a vote of 7-0 delegated authority to the ALUC Director for the Change of Zone and Revised Conditional Use Permit in Zone C2 of March Air Reserve Base/Inland Port Airport Influence Area

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4.5 Jacqueline Cochran/Countywide Policy Amendment Subcommittee Appointment

The ALUC Commission appointed Commissioners Steven Stewart, Glen Holmes, and Rod Ballance for the Jacqueline Cochran/Countywide Policy Amendment Subcommittee

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the April 13, 2017 minutes. Abstain: Commissioner Lyon

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

A number of Commissioners commented under this heading. Their comments are described below in Section 7.0.

Director Housman advised the Commission that the City of Indio has scheduled a public hearing on May 17, 2017 to consider an overrule of the Commission's determination of inconsistency for the proposed hospital in Zone B1 of the Bermuda Dunes Airport Influence Area.

He also advised that the State Department of Transportation, Division of Aeronautics had sent a letter contending that the recently adopted Hemet ALUCP was unacceptable and demanded that grant monies previously paid be reimbursed. This action on the part of the State raised concerns about future Caltrans grant funding. Director Housman noted that he had advised staff to limit the extent of consultant activity for preparation of the Jackie Cochran/Countywide Policy Amendment to those tasks that were to be funded by ALUC pending resolution of Caltrans grant funding concerns. Commissioner Manos suggested a closed session in June if there is potential for litigation regarding the grants.

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioner Holmes referred to increased traffic on freeways and major roadways near March Air Reserve Base, to which the large warehouses contribute. Chairman Ballance noted the increased employment as well as the greater prevalence of accidents, and Commissioner Stewart commented on the increased truck traffic. Commissioner Manos hoped that the Riverside County Transportation Commission would address the traffic problems in the area. He indicated his appreciation for the Commission's decision to elect him as Vice-Chairman. He also commented that staff should consider effects of glare from solar panels at other airports, besides March Air Reserve Base. Chairman Ballance thanked the Commissioners for electing him as Chairman. He indicated that he would like the Commission to be proactive in protecting March Air Reserve Base. As to heliports, he believes that the increase in traffic and traffic accidents may result in an increased frequency of emergency medical flights. Finally, he announced that V. Manuel Perez has been appointed (by Governor Brown) to the Riverside County Board of Supervisors representing the Fourth Supervisorial District (the seat previously held by the late John Benoit). Commissioner Hyatt advised that the City of Banning is proposing closure of Banning Municipal Airport. This would be the start of a long process requiring FAA approval. Commissioner Lyon noted that there will be a gathering of DC-3s and C-47s at Flabob Airport in the upcoming weekend (May 12-14) that will be open to the public. He advised that the airport will be closed to other traffic at the time, but that pilots may fly into Riverside Municipal Airport, and that there will be a shuttle there to bring guests to Flabob.

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V. **8.0 ADJOURNMENT**

Rod Ballance, Acting Chairman adjourned the meeting at 11:08 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@rivco.org.

ITEM 4.0: TIME IS: 10:35 A.M.