

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER MAY 8, 2008  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on May 8, 2008 at the Riverside County Administration Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman  
Rod Ballance, Vice Chairman  
Arthur Butler  
John Lyon  
James Downes (Alternate for Melanie Fesmire)  
Robin Lowe  
Aaron Hepler (Alternate for Glen Holmes)

COMMISSIONERS ABSENT:

STAFF PRESENT: Ed. Cooper, Director  
John J. G. Guerin, Principal Planner  
Brenda Ramirez, Contract Planner  
Barbara Santos, ALUC Secretary  
B.T. Miller, Legal Counsel

OTHERS PRESENT: Pastor Ruben Martinez, Christ is Salvation Church  
Michael Johnson, Other Interested Person  
Gabriel Lujan – Christ is Salvation Church  
Mike Mitchell – Applicant  
Jim Ragsdale – Jefferson Street Ventures  
Kurt Schlyer – Applicants Representative

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I. **AGENDA ITEM 2.1: ZAP1009CH08 – Spectrum Surveying & Engineering, Inc.** – County Case No. PP 21438 (Plot Plan). A proposal to install an unmanned telecommunications facility for Verizon Wireless, consisting of a “broadleaf monotree” antenna tower with a height of up to 59 feet at top of leaf, outdoor equipment cabinets, GPS antennas, and fencing, within a 600 square foot leased area located at James C. Huber Park, at 6411 Rolling Meadow Street, easterly of Archibald Avenue and southerly of Limonite Avenue, in the unincorporated Riverside County community of Eastvale. Airport Zones C and D.

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends a finding of CONSISTENCY with the 1984 Riverside County Airport Land Use Plan, subject to the conditions included herein. Staff also recommends APPROVAL, based on the findings specified in Section 21675.1 of the Public Utilities Code.

IV. **PROJECT DESCRIPTION**  
The applicant proposes a Plot Plan to construct and operate an unmanned wireless communication facility consisting of an antenna tower approximately 55 feet in height (possibly up to 59 feet at top of leaf) disguised as a broad leaf tree, outdoor equipment cabinets, GPS antennas, and fencing.

**CONDITIONS:**

1. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator, or such other lighting as may be required by the FAA.
  - (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.
2. The attached notice shall be provided to all potential purchasers and tenants of the property.
3. Prior to issuance of building permits or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall convey an avigation

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easement to Chino Airport. (Contact San Bernardino County Department of Airports at (909) 387-7801 for additional information.)

4. Any new outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

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

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 7-0 found the project **CONSISTENT** with the 1984 Riverside County Airport Land Use Plan.

**VII. CD -**

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

ITEM 2.1: TIME IS 9:03 A.M.

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I. **AGENDA ITEM 2.2:** ZAP1022FV08 – Martin, Mary, and Joseph Turley (Representative: Hunsaker & Associates Irvine, Inc.) – County Case Nos. TR 35161 (Tentative Tract Map) and CZ 07647 (Change of Zone). Tentative Tract Map No. 35161 proposes to divide 19.34 acres located southerly of Thompson Road and easterly of Pourroy Road (including the southeasterly corner thereof) in the unincorporated Riverside County community of French Valley into 54 residential lots, plus a one-acre water detention basin and three landscaping lots with a combined area of 0.5 acres. The property is located within Planning Area 34 of Specific Plan No. 286 (Winchester 1800) and is zoned SP (Specific Plan). Change of Zone Case No. 7647 proposes to change the development standards for Planning Area 34 so as to delete the requirement that proposed lots have a minimum average width of 100 feet, a minimum average depth of 150 feet, and a rear yard of 50 feet to allow a minimum average width of 60 feet, a minimum average depth of 100 feet, and a rear yard of not less than ten feet. Airport Zone E.

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends a finding of CONSISTENCY for both the tract map and change of zone, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**  
Tract Map No. 35161 is a proposal to divide 19.34 acres into 54 single family residential lots, with lot sizes ranging from a net lot size of 7,323 square feet to 15,262 square feet, plus a one-acre water detention basin and three landscaping lots with a combined area of 0.5 acres. The tract map indicates pad elevations ranging from 1,377 feet above mean sea level (AMSL) to 1,391.5 feet AMSL. The property is located within Planning Area 34 of Specific Plan No. 286 (Winchester 1800) and is zoned SP (Specific Plan). The applicant also proposes a Change of Zone to amend the development standards of Planning Area 34 to be the same as the requirements of the R-1 zone. These changes would delete the requirement that proposed lots have a minimum average width of 100 feet, a minimum average depth of 150 feet, and a rear yard of 50 feet.

**CONDITIONS:**

1. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

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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.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655.
  3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

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

**VI. ALUC COMMISSION ACTION**

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

**VII. CD**

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

ITEM 2.2: TIME IS 9:03 A.M.

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- I. **AGENDA ITEM 2.3:** ZAP1023FV08 – Soselu Trust and JBL Investments c/o Gene Tobin/MDMG Inc – County Case No. PM33817 (Parcel Map), CZ07347 (Change of Zone), and SP00106A17 (Specific Plan Amendment). A proposal to amend Specific Plan No. 106 by modifying the zoning designation (Change of Zone) on 30.6 acres. The amendment would change existing zoning easterly of Elliot Road from R-5 (Open Area Combining Zone - Residential Developments) and C-O (Commercial Office) to C-P-S (Scenic Highway Commercial) Zone, and all parcels westerly of Elliot Road from I-P (Industrial Park) to M-SC (Manufacturing – Service Commercial) Zone. In addition the project is proposing to divide the parcel into three commercial lots. The site is located southerly of Jean Nicholas Road, westerly of Winchester Road/Highway 79, and southerly of Monaco Court within the unincorporated Riverside County community of French Valley. Airport Zone E.
- II. **MAJOR ISSUES**  
None
- III. **STAFF RECOMMENDATION**  
Staff recommends a finding of CONSISTENCY for the proposed parcel map, change of zone, and specific plan amendment, subject to the attached conditions.
- IV. **PROJECT DESCRIPTION**  
The applicant proposes to amend Specific Plan No. 106 by modifying the zoning designation (Change of Zone) on 30.6 acres. The amendment would change existing zoning easterly of Elliot Road from R-5 (Open Area Combining Zone – Residential Developments) and C-O (Commercial Office) to C-P-S (Scenic Highway Commercial) Zone, and all parcels westerly of Elliot Road from I-P (Industrial Park) to M-SC (Manufacturing – Service Commercial) Zone. In addition, the applicant is proposing to divide the parcel into three commercial lots. No structures or buildings are proposed through this application.

**CONDITIONS:**

1. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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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.

2. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
3. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the provisions of Riverside County Ordinance No. 655.
4. Any structure/building exceeding an elevation of 1,459 feet above mean sea level at top of structure shall require FAA aeronautical review through the Form 7460-1 FAA notice process.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

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

VI. **ALUC COMMISSION ACTION**

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

VII. **CD**

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

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

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I. **AGENDA ITEM 2.4:** ZAP1014HR08 – Reinhardt Canyon Properties, LLC/United Engineering Group California/McRae Group (Representative: AEI-CASC) – City Case Nos. SP 05-2 (Specific Plan), EA 05-13, EIR05-13 (Environmental Impact Report), ANX 05-152 (Annexation). “Canyon Trails.” A Specific Plan proposing 665 residential dwelling units, within Planning Areas with densities ranging from 0.8 to 8.0 dwelling units per acre, a 19-acre park with equestrian center and community center, and 144.6 acres of open space within a 363.6-acre master planned community located northerly of Tres Cerritos Avenue, both easterly and westerly of California Avenue, in an area of unincorporated Riverside County proposed for annexation to the City of Hemet. (The proposed residential units would be located entirely westerly of California Avenue). The project would surround the existing Maze Stone Village Mobile Home Park. Airport Area III and outside Airport Influence Area.

II. **MAJOR ISSUES**

The proposed project may allow future structures to have an overall maximum building height of 45 feet, and allow for uses that are defined as “places of assembly” by the 1992 Hemet-Ryan Airport Comprehensive Land Use Plan, which are Discretionary Uses in Area III.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the Specific Plan, EIR, and Annexation, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**

A Specific Plan proposing the development of “Canyon Trails”, a residential community with a total of 665 residential units in 9 planning areas with densities ranging from 0.8 to 8.0 dwelling units per acre, a 19 acre park/equestrian center, and 144.6 acres of open space on an approximately 364 acre site. The project site is also being proposed to be annexed to the City of Hemet.

**CONDITIONS:**

1. Prior to final adoption of the Specific Plan, the landowner shall record Avigation Easements covering all parcels wholly or partially within the Hemet-Ryan Airport Influence Area proposed for development to the County of Riverside as owner-operator of Hemet-Ryan Airport. (Contact the Riverside County Economic Development Agency – Aviation Division for further information.)
2. Unless otherwise determined inapplicable by Airport Land Use Commission staff, all structures at this location with an elevation above 1,635 feet above mean sea level at top of structure shall require FAA aeronautical review through the Form 7460-1 FAA notice process.
3. Any outdoor lighting installed shall be hooded and shielded to prevent either the spillage of lumens or reflection into the sky.
4. The attached notice shall be given to all prospective buyers and tenants of real property within the boundaries of the Hemet-Ryan Airport Influence Area.
5. The following uses shall be prohibited:



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- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Hazardous Materials Facilities.
6. All places of assembly, schools, institutional use, and structures over 35 feet in height (if subject to discretionary action by the City of Hemet) within those portions of the Specific Plan within the Airport Influence Area shall be subject to review by the Airport Land Use Commission or ALUC staff.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

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

**VI. ALUC COMMISSION ACTION**

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

**VII. CD**

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

ITEM 2.4: TIME IS 9:03 A.M.

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I. **AGENDA ITEM 3.1:** ZAP1008FV07 – Wilshire Greenway I, LLC (Representative: Ebru Ozdil/Advanced Development Solutions) – County Case Nos. SP00284A3 (Specific Plan Amendment), CZ07596 (Change of Zone), PP23146 (Plot Plan), and PM29509 (Parcel Map No. 29509, Amended No. 2). Plot Plan No. 23146 proposes to establish a mixed use commercial/office/industrial project consisting of 13 buildings plus two freestanding pads with a total of 351,975 square feet of floor area on 34.59 net acres (37.73 gross acres) located westerly of Leon Road, southerly of Benton Road, and northerly of Auld Road in the unincorporated Riverside County community of French Valley. SP00284A3 proposes to change the Specific Plan designation of the site from Office/Industrial Park to Commercial/Office/Industrial Park, and from Industrial Park to Commercial/Industrial Park, CZ07596 proposes to amend the zoning ordinance for Specific Plan No. 284 to allow commercial uses in Planning Areas 1 and 2. PM29509 proposes to divide the property into six commercial/industrial parcels and one open space parcel. Airport Zones C, B1, and D. (Continued from March 13, 2008).

II. **MAJOR ISSUES**

Single-acre intensities exceed Zone C criteria in portions of the site, most notably in the area of the two-story office buildings K and L. These intensities are up to 224 persons per acre. The problems appear to be surmountable through redesign or reallocation of land uses and structures and/or demonstration of eligibility for risk-reduction and/or open land bonuses. The project does meet the average intensity standard. FAA review is required for at least some of the structures at this location.

III. **STAFF RECOMMENDATION**

Staff recommends CONTINUANCE to JUNE 12, 2008 to allow for submittal to the Federal Aviation Administration and to allow for further design modifications and submittal of additional information from the applicant.

UPDATE: This item was continued without discussion from the December 13 agenda in order to allow for redesign or reallocation of uses or structures in the vicinity of Buildings K and L, and to allow for FAA review. Staff met with two project representatives on December 18 to discuss these concerns. Staff is awaiting further information from the applicant as of January 2, 2008. Staff has recommended the preparation of a site plan that depicts airport zone boundaries on the site.

UPDATE II: On January 24, 2008, staff met again with the two project representatives, the project architect, the applicant, and representatives of the County Planning Department and Economic Development Agency. It was indicated at that meeting that ALUC staff would be provided with (1) documentation regarding each building corner's maximum elevation and distance ~~of~~ from runway (or, alternatively, verification of FAA submittal); (2) more precise information regarding building square footage within the single-acre areas of greatest concern; and (3) a request for use of the risk-reduction design bonus with appropriate documentation. As of January 30, this information has not been received.

UPDATE III: The additional information has not been received as of February 28, 2008. The applicant's representative is attempting to satisfy County Planning staff concerns, as well as ALUC staff concerns regarding single-acre intensities, and has indicated that these changes may affect the locations of Buildings K and L, as well as building heights. Both the site plan and elevations may be modified as a result..

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UPDATE IV: THE APPLICANT HAS REQUESTED AN ADDITIONAL ONE-MONTH CONTINUANCE.

**IV. PROJECT DESCRIPTION**

Plot Plan No. 23146 proposes to establish a mixed use commercial, office, and industrial project consisting of 13 buildings plus two freestanding pads with a total of 351,975 square feet of floor area on 34.59 net acres (37.73 gross acres). SP00284A3 proposes to change the Specific Plan designation of the site from Office/Industrial Park to Commercial/Office/Industrial Park, and from Industrial Park to Commercial/Industrial Park. CZ07596 proposes to amend the zoning ordinance for Specific Plan No. 284 to allow commercial uses in Planning Areas 1 and 2. PM29509 proposes to divide the property into six commercial/industrial parcels and one open space parcel.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of the 7-0, **CONTINUED** the project to June 12, 2008.

**VII. CD**

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

ITEM 3.1: TIME IS 9:14 A.M.

**AIRPORT LAND USE COMMISSION  
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- I. **AGENDA ITEM 3.2** ZAP1018FV07 – Excel Engineering for Abbott Vascular (Representative: Matthew Fagan Consulting Services) – County Case No. PP12246 R1 (Plot Plan - Revised Permit). A proposal to add an additional 293 parking spaces, with associated lighting fixtures up to 31 feet in height, on the 17.47-acre property with an address of 30690 Cochise Circle, located easterly of Winchester Road (State Highway Route 79) and Briggs Road, southerly of Benton Road, and northerly of Auld Road, in the unincorporated Riverside County community of French Valley. Airport Zones B1 and A. (Continued from March 13, 2008).
- II. **MAJOR ISSUES**  
A portion of the project site is located within Zone A, including 34 existing parking spaces and 30 proposed parking spaces. Special restrictions on structures, including light fixtures, are required in Zone A. Staff is concerned about the occupancy level in the existing building, but the building qualifies as an existing land use, and ALUC has no jurisdiction unless an expansion is proposed. Light fixtures elsewhere within the parking area may be subject to FAA review, depending on location and elevation at highest point, although, if heights are limited to 20 feet, FAA review may not be required.
- III. **STAFF RECOMMENDATION**  
Staff recommends CONTINUANCE to the July 10, 2008 ALUC hearing, per the applicant's request in the letter dated April 16, 2008.
- IV. **PROJECT DESCRIPTION**  
The project proposes to add 293 additional permanent parking spaces, with associated lighting fixtures up to 31 feet in height, on the Abbott Vascular (formerly Guidant) property, a 17.47-acre property with one existing industrial building and two additional approved, but as yet unbuilt, structures. The Revised Permit does not propose to add any additional buildings or to add structural square footage to the existing or approved buildings; therefore, staff has confined its analysis to the proposed additional site improvements (parking and lighting).
- V. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873 or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).
- No one spoke in favor, neutral or opposition to the project:
- VI. **ALUC COMMISSION ACTION**  
The ALUC Commission, by a unanimous vote of 7-0, CONTINUED the project to July 10, 2008.
- VII. **CD**  
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.2: TIME IS 9:14 A.M.

**AIRPORT LAND USE COMMISSION  
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I. **AGENDA ITEM 3.3:** ZAP1006TH07 – Christ is Salvation Church (Representative: Gabriel Lujan and Associates) – County Case No. PP22980 (Plot Plan) – A proposal to establish a 42,250 square foot, two-story church building, with a 6,400 square foot maintenance/storage building and a 1,440-1,500 square foot caretaker’s quarters, on 5 acres located on the west side of Olive Street, southerly of Church Street and northerly of 57<sup>th</sup> Avenue, in the unincorporated Riverside County community of Thermal. The church building is proposed to include sixteen classrooms, two multi-purpose rooms, and a 649 seat sanctuary. Airport Zone D. (Continued from April 10, 2008).

II. **MAJOR ISSUES**

The intensity of use on-site, especially the single-acre intensity, is well above the maximum allowable intensity in Airport Zone D. The average intensity is approximately 160 persons per acre, 60% above the Zone D standard (although only 7% above the State-wide standard for projects in the Traffic Pattern Zone of rural/suburban airports). However, the single-acre intensity, at 693 persons, is more than twice the Zone D standard.

III. **STAFF RECOMMENDATION**

Staff recommends CONTINUANCE to June 12, 2008, to allow for submittal and staff review of detailed information regarding the revised design for the site that will result in a substantial reduction in single-acre intensity.

Staff would note that a smaller facility with a sanctuary seating capacity of 300 persons and with no simultaneous use of the sanctuary, multi-purpose rooms, and classrooms could potentially be found consistent. The applicant requests consideration pursuant to Section 3.3.6 (Other Special Conditions) on the basis of the proximity of the schools and the apartment complex and the limited hours of operation. This project provides an opportunity for the Commission to consider whether it may be appropriate to establish a methodology for addressing frequency of use.

UPDATE: The Frequency of Use Subcommittee was formed at the April 10 ALUC hearing. A meeting date and time were set for April 28, but only one member was present. Staff obtained input from Ken Brody of Mead & Hunt, and Commissioner Lyon provided an overview of the issue. Copies of these documents are attached. In the meantime, the applicant has prepared a conceptual site plan that moves the recreational facilities into an acre that is separate from the location of the church. The average intensity will continue to exceed 100 persons per acre using the Building Code method, but the redesign is expected to significantly reduce the single-acre intensity – possibly to the point of meeting the Zone D standard with use of risk-reduction design measures.

IV. **PROJECT DESCRIPTION**

The information below is subject to change pending redesign.

The applicant proposes to construct and operate a 42,250 square foot, two-story church building, with a 6,400 square foot maintenance/storage building and a 1,440-1,500 square foot caretaker’s quarters, on a five-acre site. The church building is proposed to include seventeen classrooms, two multi-purpose rooms, and a 649 seat sanctuary. The building would also include an exercise/weight room and racquetball court.

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In a “project narrative” submitted after the completion of the November staff report, but in time for inclusion in the packets distributed to the Commission, the applicant advised that the proposed building would be a “center of community” including a “750 seat sanctuary, 15 ministry classrooms and 10 staff offices, a full-size indoor gymnasium with racquet ball court and fitness room, a student computer resources lab, and a large chapel/multipurpose room.”

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

The following spoke in favor of the project:

Pastor Ruben Martinez, Christ is Salvation Church, 54-684 Hwy 86, Thermal, CA

Gabriel Lujan, Christ is Salvation Church, 45175 Panorama Drive, STE A, Palm Desert, 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, **CONTINUED** the project to June 12, 2008.

**VII. CD**

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

ITEM 3.3: TIME IS 9:29 A.M.

**AIRPORT LAND USE COMMISSION  
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- I. **AGENDA ITEM 3.4:** ZAP1026BD08 – Clinton Street Business Partners, LLC and Chalmers Corp. (Representative: De Palatis Associates, Inc.) – City Case Nos. DR 07-5-262 (Design Review) and PM 07-5-360 (Parcel Map). A proposal to develop “Clinton Freeway Business Park”, a mixed use business park with 324,010 square feet of building area in 19 buildings on a 21.59-22.08 acre site located northerly of Interstate 10, westerly of Clinton Street, and easterly of the All-American Canal flood control channel in the City of Indio. The parcel map proposes to divide the property into 19 lots so as to allow each building to be located on a separate lot. Airport Zones C and D. (Continued from April 10, 2008).

II. **MAJOR ISSUES**

Use of the Building Code Method with concentrations of people determined in accordance with Appendix C indicates an average intensity of approximately 81 persons per acre and single-acre intensities of up to 507 persons per acre in some portions of the site. The retail uses and the restaurant impact these intensity levels.

However, provided that the Commission is willing to evaluate the showroom retail use based on an assumption that person intensity in such areas would be one person per 170 square feet of gross building area (without a 50% reduction), the average intensity may be found consistent, and the single-acre intensity may be found consistent if either: (a) the Commission approves a 15% risk-reduction design bonus for specified buildings; or (b) the applicant agrees to limit office uses in the buildings directly northerly of the showroom retail buildings and to a specific limit on showroom retail space in Building 1.

The project does not meet the open area requirements of the airport zones in which it is located, but the adjacent canal is a terrain feature that provides off-site open area.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the plot plan, provided that the Commission approves a 15% risk-reduction design bonus or that the applicant agrees to limit office uses in the buildings directly north of the showroom retail buildings and to specific limits on showroom retail space in portions of Building 1 in accordance with Condition Nos. 11-14 as specified in this staff report, and that the Commission is willing to consider the adjacent canal as compensating for the lack of ALUC-defined on-site open area. Staff also recommends a finding of CONSISTENCY for the parcel map.

IV. **PROJECT DESCRIPTION**

The applicant for Design Review Case No. DR 07-5-262 proposes to establish a mixed use business park, including retail commercial uses (“Clinton Freeway Business Park”) with a total gross floor area of up to 324,010 square feet of building area in nineteen buildings on a 21.59-22.08 acre site. The applicant for Parcel Map Case No. PM 07-5-360 proposes to divide the property into 19 lots so as to allow each building to be located on a separate lot.

**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.

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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.
- (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, libraries, hospitals, nursing homes, and highly noise-sensitive outdoor nonresidential uses.

3. The City of Indio Planning Department shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in the proposed structures:

Retail sales of edible goods (requiring food establishment inspections by the Environmental Health Department), auction rooms, auditoriums, churches and chapels, dance floors, day care or child care centers, lodge rooms, reviewing stands, conference rooms with capacities of 25 or more persons, dining rooms, exhibit rooms (other than for retail sales), restaurants (other than one restaurant in Building 3 not to exceed 3,000 square feet in floor area), drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, classrooms, courtrooms, dormitories, swimming pools, skating rinks, locker rooms, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.

- 4. The buildings shall be designed to provide for an exterior-to-interior noise level reduction of at least 20dB within the office portions of the buildings.
- 5. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
- 6. This finding of consistency is based upon the exhibit prepared by MacDavid Aubort and Associates Incorporated dated April 3, 2008. Any changes in the locations of buildings shall be subject to further review by the Airport Land Use Commission as an amended project.



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7. Restaurant serving area shall be limited to 3,000 square feet within the portion of Building 3 within Airport Zone D.
8. The total area of showroom retail space shall not exceed 60,540 square feet.
9. The total area of office space shall not exceed 37,722 square feet.
10. Buildings 1, 2, 3, 4, 6, 8, and 10 shall be single-story buildings using concrete walls and a fully sprinklered design.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 7-0, found the project **CONSISTENT**, adopting condition #10, striking condition 11-14 and granting a 15% risk reduction design bonus.

**VII. CD**

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

ITEM 3.4: TIME IS 9:29 A.M.

**AIRPORT LAND USE COMMISSION  
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I. **AGENDA ITEM 4.1: ZAP1049MA08 – Oakmont Ramona Expressway, LLC/Oakmont Industrial Group, LLC** (Representative: Kurt Schlyer) – City Case No. DPR 07-0029 – Development of five industrial buildings with a total building area of up to 1,611,000 square feet (including 90,907 square feet of office area) and 1,417 parking spaces on 81.92 – 87 acres located northerly of Ramona Expressway, southerly of Markham Street, easterly of Brennan Avenue, and westerly of Barrett Avenue in the City of Perris. Most of the project site is located westerly of Indian Street. Airport Area I (Accident Potential Zones I and II).

II. **MAJOR ISSUES**

One major issue is whether the Commission has the authority to make its determination of consistency based on the U.S. Air Force Air Installation Compatible Use Zone (AICUZ) studies, or whether it must confine its determination to consistency with the 1984 Riverside County Airport Land Use Plan. A corollary issue is the intent of the lot coverage maximum in the AICUZ Appendix. Lot coverage is 45.98% of net site area. The property is located largely within Accident Potential Zone I (APZ I), with the remaining area in Accident Potential Zone II (APZ II). The 1998 and 2005 AICUZ studies state “For most nonresidential usage [in Accident Potential Zones], buildings should be limited to one story and the lot coverage should not exceed 20 percent.” Staff has interpreted this as being applicable to both APZ I and APZ II. The applicant has submitted a statement that the context of this criterion within the AICUZ is intended to apply to land uses permissible in APZ II, but not in APZ I. The applicant notes that industrial and warehousing uses are listed as being among the permissible uses in APZ I. The site is located within Airport Area I on the March Air Reserve Base Airport Influence Area map. The 1984 Riverside County Airport Land Use Plan does not restrict commercial or industrial land use intensities in Area I, other than by prohibiting “high risk” land uses, including those characterized by “high concentrations of people”. The Draft March Joint Land Use Study proposes to apply the 20% coverage limit in APZ I and a 40% coverage limit in APZ II, in addition to person-intensity limits. The City of Perris Planning Director has advised that the City is willing to accept the person-intensity limits, but that the lot coverage limitations on warehousing and distribution would render such projects economically infeasible.

III. **STAFF RECOMMENDATION (STAFF REPORT)**

Staff recommends that the Commission open the public hearing, consider testimony, and determine whether, in consideration of its overall mission, it wishes to make its determination based on the provisions of the AICUZ study. If so, a determination of INCONSISTENCY should be made, on the basis of the lot coverage exceeding 20 percent of lot area. (In the event that the Commission wishes to act solely pursuant to the 1984 Riverside County Airport Land Use Plan, staff would note that the project is consistent with that Plan, considered alone. The project is not consistent with the Draft March Joint Land Use Study criteria, as presently proposed.)

**STAFF RECOMMENDED AT HEARING:** CONTINUANCE by the request of the applicant.

IV. **PROJECT DESCRIPTION**

City Case No. DPR07-0029 proposes the development of five industrial buildings with a total building area of up to 1,611,000 square feet (including 90,907 square feet of office area) and 1,417 parking spaces on 81.92-87 acres.

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**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

The following spoke in favor of the project:

Kurt Schlyer, applicant representative, 28 Del Lar Tulo, Lake Elsinore, CA

Michael Johnson, Other Interested Person, 18201 McDurmott, STE E, Irvine, CA

No one spoke in neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 6-0, **CONTINUED** the project to June 12, 2008.

ABSENT: Commissioner Robin Lowe.

**VII. CD**

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

ITEM 4.1: TIME IS 9:49 A.M.

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I. **AGENDA ITEM 4.2:** ZAP1028BD08 – Jefferson Street Ventures, LLC/J & V IV, LLC (Representative: James Ragsdale) – City Case Nos. CUP 08-3-913 (Conditional Use Permit) and DR 08-3-294 (Design Review). “Shadow Hills Market Place.” A proposal to develop a five-building, 38,489 square foot retail shopping center (including restaurant and food-related uses), with 173 parking spaces, on a 4.03-acre site located northerly of Varner Road and easterly of Jefferson Street, in the City of Indio. Airport Zone D.

II. **MAJOR ISSUES**

Use of the Building Code Method with concentrations of people determined in accordance with Appendix C indicates an average intensity of 124 persons per net acre without restaurant usage and single-acre intensities of up to 302 persons per acre in some portions of the site. Addition of restaurant uses pushes average intensity up to 175 persons per acre using this method (or 145 persons per acre if 35% of restaurant area is food preparation area rather than customer service areas). Use of the one person per 115 square foot alternative standard for the non-restaurant areas reduces average intensity to 110 persons per acre. However, the average intensity of the project is consistent if the Parking Space Method is used, even if one were to assume 2.3 persons per vehicle – a high vehicle occupancy for Southern California. Provided that restaurant locations are limited in the portions of the site closest to the Jefferson/Varner intersection, the single-acre intensity may be found consistent, with a 5% risk-reduction bonus for use of single-story buildings. The project is less than one-half mile from the airport and is situated on higher ground. FAA notice is required.

III. **STAFF RECOMMENDATION (STAFF REPORT)**

Staff recommends CONTINUANCE to June 12, 2008, to allow for submittal of Form 7460-1 to the Federal Aviation Administration. If that is accomplished prior to the hearing, staff recommends a finding of CONDITIONAL CONSISTENCY with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, provided that the Commission elects to use the Parking Space Method to evaluate average intensity and grants a 5% risk-reduction design bonus, and that the applicant is willing to accept restrictions on the locations of restaurants on-site.

**STAFF RECOMMENDED AT HEARING: \*CONDITIONALLY CONSISTENT**

\* Subject to such additional conditions(s) as may be necessary to reflect the FAA determinations(s).

IV. **PROJECT DESCRIPTION**

Conditional Use Permit No. 08-3-913 and Design Review No. 08-3-294 propose to establish “Shadow Hills Market Place,” a five-building retail shopping center with a total gross building floor area of 38,489 square feet (including restaurant and food-related uses) on a 4.03-acre site.

**CONDITIONS:**

1. Prior to issuance of building permits, the applicant shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) for each building with an elevation at top point exceeding 71.2 feet above mean sea level and shall have received a determination of “Not a Hazard to Air Navigation” from the FAA. Copies of the FAA determination shall be provided to the City of Indio Planning Department and the Riverside County Airport Land Use Commission.

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2. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
3. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light, visual approach slope indicator, or such red light obstruction marking as may be permitted by the Federal Aviation Administration.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
4. This finding of conditional consistency is based upon the exhibit prepared by Robert H. Ricciardi, Architect, dated July 2007. Any changes in the locations or heights of buildings shall be subject to further review by the Airport Land Use Commission as an amended project.
5. The City of Indio shall either prohibit the following uses, or shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in any of the structures proposed through this conditional use permit:

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

5. ~~The following uses shall be prohibited except within Buildings A, D, E, and the two most easterly suites in Building C. Furthermore, these uses shall occupy not more than 7,124 square feet in Building A, 2,176 square feet in Building C, and 2,520 square feet in Building D. (These uses are not restricted in Building E.)~~

~~Conference rooms, restaurants, dining rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages, classrooms, skating rinks, swimming pools, and other uses that would be considered to have an occupancy level greater than one person per 30 square feet, but not greater than one person per 15 square feet.~~

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**THE SECOND PARAGRAPH OF CONDITION #5 WAS DELETED BY THE  
AIRPORT LAND USE COMMISSION ON 5/8/08.**

6. All structures shall be single-story in floor area.
7. The attached notice shall be provided to all potential purchasers of the property and all potential tenants of the buildings, and shall be recorded as a deed notice.

**PLEASE NOTE: Subject to such additional condition(s) as may be necessary to reflect the FAA determination.**

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

The following spoke in favor of the project:

Jim Ragsdale, Jefferson Street Ventures, 5660 Beaumont Ave, La Jolla, CA 92037

No one spoke in neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 6-0, found the project **\*CONDITIONALLY CONSISTENT**, striking the second paragraph of condition #5. ABSENT: Commissioner Robin Lowe.

\*Subject to such additional conditions(s) as may be necessary to reflect the FAA determinations(s).

**VII. CD**

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

ITEM 4.2: TIME IS 10:23 A.M.

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I. **AGENDA ITEM 4.3:** ZAP1027BD08 – Michael, Brenda, and George Mitchell/Mitchell’s Gas & Mini-Mart – City Case Nos. CUP 05-12-851A (Conditional Use Permit) and DR 05-12-205A (Design Review). A proposal to develop a multiple use commercial, office, and storage project consisting of two new office/retail buildings with a combined gross floor area of 11,906 square feet, a 2,347 square foot restaurant, seven mini-storage buildings with a total floor area of 34,512 square feet, and 137 covered spaces for storage of recreational vehicles and boats on 5.45 – 5.56 acres located southerly of Indio Boulevard, easterly of Madison Street, northerly of Paludosa Drive, and westerly of the Coachella Valley Water District storm water channel in the City of Indio. There are currently four commercial buildings and a gas station on the property. Airport Zone C.

II. **MAJOR ISSUES**

Limitations on retail and restaurant area are necessary to maintain consistency with Zone C single-acre intensity criteria, but these limitations do not constrain the applicant’s vision for the future of the property.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, provided that the applicant is agreeable to the land use type and area limitations imposed by the attached conditions.

IV. **PROJECT DESCRIPTION**

Conditional Use Permit No. 05-12-851A and Design Review No. 05-12-205A apply to a proposal by Michael, Brenda, and George Mitchell to develop a multiple use commercial, office, and storage project consisting of two new office/retail buildings with a combined gross floor area of 11,906 square feet, a 2,347 square foot restaurant, seven mini-storage buildings with a total floor area of 34,512 square feet, and 137 covered spaces for storage of recreational vehicles and boats on 5.45-5.56 acres. There are currently four commercial buildings and a gas station on the property. The proposed project will be developed in two phases. Phase I includes one new office/retail building at the east end of the property, five mini-warehouse buildings, and the 137 covered spaces. During this time, the existing commercial operations and gas station would continue in operation. Phase II includes one new office/retail building at the west end of the property, the restaurant, and the two remaining mini-warehouse buildings. Phase II would require the demolition or relocation of the existing structures, including the gas station.

**CONDITIONS:**

1. Any new 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, visual approach slope indicator, or such red light obstruction marking as may be permitted by the Federal Aviation Administration.

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- (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.
  - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, and highly noise-sensitive outdoor nonresidential uses.
3. Noise attenuation measures shall be incorporated into the construction of the office buildings so as to provide for an exterior-to-interior noise level reduction of 20 dB, so as to ensure that interior noise levels from aircraft operations will not exceed 45 CNEL.
4. This finding of consistency is based upon the Phase One exhibit, floor plans, and elevations dated June 26, 2007 and the Phase Two exhibit dated January 18, 2008, both of which were prepared by Ray Martinez & Associates. Any changes in the locations of buildings shall be subject to further review by the Airport Land Use Commission as an amended project.
5. The City of Indio shall either prohibit the following uses, or shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in any of the structures proposed through this conditional use permit/design review:
- Auction rooms, auditoriums, churches and chapels, dance floors, lodge rooms, reviewing stands, gaming, bowling alleys, and other uses that would be considered to have an occupancy level greater than one person per 15 square feet (minimum square feet per occupant less than 15) pursuant to California Building Code (1998) Table 10-A.
6. The maximum square footage in the proposed office/retail buildings that may be utilized for retail purposes is 3,600 square feet in the westerly building and 3,000 square feet in the easterly building; provided, however, that the retail space in the easterly building may be increased from 3,000 square feet to 3,600 square feet upon the removal or demolition of either the existing 1,232 square foot building or the existing 2,869 square foot building in the northeasterly portion of the property.
7. The following uses shall be prohibited, except as may be allowed by the City within the existing convenience store/restaurant during Phase I and the proposed restaurant building in Phase II:
- Restaurants, dining rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages, classrooms (adult), skating rinks, swimming pools, conference rooms with capacities exceeding 60 persons, and other uses that would be considered to have an occupancy level



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greater than one person per 30 square feet, but not greater than one person per 15 square feet.

8. The following uses, if authorized by the City, may be allowed to occupy the existing structures and up to 3,600 square feet within each of the proposed office/retail buildings:

Retail sales (subject to the limitation in Condition No. 5, above), health care facilities, courtrooms, and exercising rooms.

9. The following uses are permitted throughout the site, if authorized by the City of Indio:

Offices, repair facilities, mechanical equipment rooms, storage and stock rooms, mini-warehouses, and covered parking.

10. The attached notice shall be provided to all potential purchasers of the real property and tenants of the buildings (other than the storage units), and shall be recorded as a deed notice.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

The following spoke in favor of the project:

Mike Mitchell, applicant, 42-880 Caballeros, Bermuda Dunes, CA

No one spoke in neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 6-0, found the project **CONSISTENT**.

Absent: Commissioner Robin Lowe.

**VII. CD**

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

ITEM 4.3: TIME IS 10:54 A.M.

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**I. AGENDA ITEM 5.0: ADMINISTRATIVE ITEMS**

5.1 Director's Approvals – Information Only

5.2 Mileage Reimbursement – Subcommittee Meetings – Chairman Housman advised that there are presently five active subcommittees: (1) Density and Concentrations of People; (2) Alternate Conditions upon a Finding of Inconsistency; (3) Hemet-Ryan; (4) Coordination with County Planning for the County's updated General Plan; and (5) Calculation of Intensity for Meeting Places and Intermittent Uses. Upon hearing from Commissioner Lyon that the subcommittee on Alternate Conditions upon a Finding of Inconsistency had completed its mission of designing a new model letter for advising jurisdictions of an inconsistency finding, the Chairman dissolved that subcommittee. After consulting with Commissioner Butler, the Chairman advised that the subcommittee on Density and Concentrations of People had completed its assignment relating to evaluation of Specific Plan Planning Area densities and dissolved that subcommittee. In response to an inquiry from staff, the Chairman advised that it would be prudent to dissolve subcommittees once their assignment has been completed. The Commission reserves the right to re-establish the subcommittee or initiate a new subcommittee as circumstances may dictate. The Chairman noted that the ALUC budget did not anticipate mileage reimbursement for subcommittee meetings and asked that Commissioners keep this in mind. He also recommended that subcommittee meetings be scheduled on the same day as Commission meetings, when possible.

5.3 Report from Subcommittee: Calculation of Intensity for Meeting Places and Intermittent Uses Commissioner John Lyon reported that, on April 28<sup>th</sup>, he sent Robin Lowe, Glen Holmes and staff a draft e-mail of the subcommittee report for comments. He indicated that Commissioner Lowe had advised him that she agreed with the report. Staff advised that the Commission had been provided an earlier version of Commissioner Lyon's comments, as well as comments from Ken Brody of Mead and Hunt, but that staff had not included the final report. Staff advised that it would provide a copy to the Commission at its next meeting. Chairman Housman requested that this item remain on the agenda for discussion at next month's meeting.

**II. AGENDA ITEM 6.0: APPROVAL OF MINUTES:**

Vice Chairman Rod Ballance motioned to approve the March 13, 2008 minutes. Seconded by Arthur Butler. Abstain: Aaron Hepler (alternate for Glen Holmes). Absent: Commissioner Robin Lowe. Vote 5-0.

Commissioner Arthur Butler motioned to approve the April 10, 2008 minutes. Seconded by Commissioner John Lyon. Abstain: Aaron Hepler (alternate to Glen Holmes) and James Downes (alternate to Melanie Fesmire). Absent: Commissioner Robin Lowe. Vote 4-0.

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**III. AGENDA ITEM 7.0: ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None

**IV. AGENDA ITEM 8.0: COMMISSIONER'S COMMENTS**

None

**V. ADJOURNMENT**

Chairman Simon Housman adjourned the meeting at 11:16 A.M.

**VI. CD**

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

ITEM 5.0: TIME IS 11:09 A.M.