



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
JUNE 11, 2020**

6-29-20

COMMISSIONERS PRESENT: Steve Manos, Russell Betts, John Lyon, Gary Youmans
Steven Stewart and Richard Stewart

COMMISSIONERS ABSENT: Arthur Butler

2.0 PUBLIC HEARING: CONTINUED ITEMS

2.1 Staff report recommended: **ZAP1409MA20 – Vanagan Holdings, Inc. (Representative: JM Civil Engineering)** – County of Riverside Case No. PPT190029 (Plot Plan). A proposal to construct a 77,492 square foot industrial warehouse building with mezzanine (in two phases) on 3.99 acres, located westerly of Patterson Avenue, southerly of Cajalco Road, easterly of Seaton Avenue, and northerly of Rider Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from May 14, 2020. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

CONTINUE to 7-9-20

Staff recommended at hearing: **CONTINUE to 7-9-20**

ALUC Commission Action: **CONTINUED to 7-9-20 (Vote 6-0; Absent: Butler)**

**Motion: Steven Stewart
Second: Richard Stewart**

2.2 Staff report recommended: **ZAP1405MA20 – Riverside Inland Development, LLC/Hillwood Investment Properties (Representative: Kathy Hoffer)** – March Joint Powers Authority Case Nos. PP20-02 (Plot Plan), TPM20-02 (Tentative Parcel Map No. 37220). The applicant proposes to construct a 2,022,364 square foot industrial warehouse building (maximum 54 feet in height) with mezzanines on 142.5 acres located easterly of Interstate 215, southerly of March Field Air Museum and the easterly terminus of Van Buren Boulevard, northerly of Nandina Avenue, and westerly of the runways at March Air Reserve Base. The applicant also proposes to change the Veterans Industrial Park 215 Specific Plan (SP16-02), updating Section 4.3 Landscaping Guidelines to reflect ALUC wildlife hazard goals and policies. The applicant also proposes to merge the project's five parcels into one parcel. (A previous proposal to establish two industrial buildings (maximum 48 feet in height) totaling 2,185,618 square feet on this site had been found consistent by the ALUC, but no action was taken by the March Joint Powers Authority Commission) (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from May 14, 2020. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

CONTINUE OFF-CALENDAR

Staff recommended at hearing: **CONTINUE to 7-9-20**

ALUC Commission Action: **CONTINUED to 7-9-20 (Vote 6-0; Absent: Butler)**

**Motion: Richard Stewart
Second: Steven Stewart**

VIDEO:

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2.3 Staff report recommended:
CONTINUE to 7-9-20

Staff recommended at hearing:
CONSISTENT

ALUC Commission Action:
**CONSISTENT (Vote 6-0;
Absent: Butler)**

**Motion: Steve Manos
Second: Richard Stewart**

ZAP1412MA20 – Senior Living Riverside, LLC (Representative: Davie Cowan, Kimley-Horn) – March Joint Powers Authority Case No. TTM20-01 (Tentative Tract Map No. 37855). The applicant proposes to divide 153 acres of the existing continuing care retirement community formerly known as Air Force Village West and Alta-Vita Village (health care institution which combined a skilled nursing facility with different size assisted living facilities and residential care facility for the elderly) located westerly of Village West Drive, southerly of Van Buren Boulevard, easterly of Ryan Street, and northerly of 5th Street into four lots. Lot 1 would include the apartments, skilled nursing, memory care, and assisted living units. Lot 2 would include 98 existing detached residences and two duplexes. Lot 3 would include the chapel. Lot 4 would include 172 existing detached residences and 33 duplexes (66 duplex units). (Airport Compatibility Zone C2/High Terrain Zone of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from May 14, 2020. Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

2.4 Staff report recommended:
CONTINUE to 7-9-20

Staff recommended at hearing:
CONSISTENT subject to the conditions included in the staff report, as amended in accordance with the amended Condition No. 6 provided at the meeting.

ALUC Commission Action:
CONSISTENT subject to the conditions included in the staff report, as amended in accordance with the amended Condition No. 6 provided at the meeting. (Vote 6-0; Absent: Butler)

**Motion: Richard Stewart
Second: Gary Youmans**

ZAP1099FV20 – The KWC Companies, Inc. (Representatives: Jo Howard and Mike Taing) – County of Riverside Case No. CUP190019 (Conditional Use Permit). A proposal to develop a one-story office and retail building with 2,890 square feet of leasable space on a 0.71-acre site located at the southeasterly corner of Auld Road and Sky Canyon Drive, westerly of French Valley Airport in the unincorporated community of French Valley. The applicant envisions a 1,181 square foot bail bond office and a 1,709 square foot storefront retail cannabis business. (Airport Compatibility Zone B2 of the French Valley Airport Influence Area). Continued from May 14, 2020. Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

VIDEO:

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2.5 Staff report recommended: **ZAP1049TH20 – Thermal Operating Company, LLC**
CONSISTENT
(Representative: Fayres Hall, Albert A. Webb and Associates)
– County of Riverside Case No. PP24690R3 (Revised Plot Plan).
Staff recommended at hearing: The applicant is proposing to develop a new 16,800 square foot
CONSISTENT two-story “middle paddock” garage with lounge (tables and chairs)
for track viewing and dining and offices on the second floor, within
ALUC Commission Action: the existing Thermal Club facility located southerly of Avenue 60,
CONSISTENT (Vote 6-0; westerly of Polk Street, northerly of Avenue 62, and easterly of
Absent: Butler) Tyler Street. (The overall Plot Plan includes land within
Compatibility Zones B1, C, and D of the Jacqueline Cochran
Motion: John Lyon Regional Airport Influence Area; the proposed additional building is
Second: Richard Stewart located in Compatibility Zone C.). Continued from May 14, 2020.
Staff Planner: John Guerin at (951) 955-0982, or e-mail at
jguerin@rivco.org

2.6 Staff report recommended: **ZAP1047RG20 – City of Riverside (Representatives: David**
CONSISTENT **Murray and Matthew Taylor)** – City of Riverside Case No. P20-
0068 (Ordinance Amendment). A proposal to amend Title 19
Staff recommended at hearing: (Zoning) of the Riverside Municipal Code to achieve consistency
CONSISTENT with recently enacted State laws relating to Family Day Care
Homes, Accessory Dwelling Units (formerly known as Second
ALUC Commission Action: Units), Junior Accessory Dwelling Units, Tiny Homes, and Tiny
CONSISTENT (Vote 6-0; Home Communities, in response to State policy directives regarding
Absent: Butler) the production and facilitation of affordable housing. (Citywide).
Continued from May 14, 2020. Staff Planner: John Guerin at (951)
Motion: Gary Youmans 955-0982, or e-mail at jguerin@rivco.org
Second: Steven Stewart

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **ZAP1029CH20 – Gossett Development, Inc. (Representative:**
CONSISTENT **Garrett Gossett)** – City of Eastvale Case No. PLN19-20047
(General Plan Amendment, Change of Zone, Conditional Use
Staff recommended at hearing: Permit, Major Development Review), a proposal to construct a
CONSISTENT 159,054 square foot self-storage facility on 4.13 gross acres located
northerly of Chandler Street, westerly of Selby Avenue, and easterly
ALUC Commission Action: of Hall Avenue. The applicant also proposes to amend the storage
CONSISTENT (Vote 6-0; site’s General Plan land use designation from Low Density
Absent: Butler) Residential to Commercial Retail, and change its zoning from Light
Agriculture to General Commercial. The applicant also proposes to
Motion: Steven Stewart amend the General Plan land use designation of four nearby parcels
Second: Russell Betts (144-120-005, 144-120-006, 144-120-010, 144-121-003) from Low
Density Residential to Commercial Retail. The General Plan
Amendment includes one parcel located easterly of Selby Avenue.
(Airport Compatibility Zone D of the Chino Airport Influence Area).
Staff Planner: Paul Rull at (951) 955-6893, or e-mail at
prull@rivco.org

VIDEO:

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- 3.2 Staff report recommended: **ZAP1415MA20 – AT&T Mobility (Representative: Coastal Business Group)** – March Joint Powers Authority Case No. CUP20-03 (Conditional Use Permit). The applicant proposes to establish a 59 foot tall wireless communications facility and associated equipment on a 67.76 acre parcel located at the March Air Museum, easterly of the 215 Freeway, southerly of Van Buren Boulevard, and westerly of March Air Reserve Base (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Butler)**
- Motion: Richard Stewart
Second: John Lyon**
- 3.3 Staff report recommended: **ZAP1418MA20 – Apollo IV Development Group (Representative: Joe Holasek)** – City of Moreno Valley Case No. PEN20-0057 (Plot Plan). The applicant proposes to construct a 48 unit apartment complex with a managers unit, gym, community room, and swimming pool on 3.41 acres located northerly of Dracaea Avenue, westerly of Edgemont Street, southerly of Eucalyptus Avenue, and easterly of Old 215 Frontage Road (Airport Compatibility Zones C1 and D of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Butler)**
- Motion: Steve Manos
Second: Richard Stewart**
- 3.4 Staff report recommended: **ZAP1421MA20 – Rockefeller Group (Representative: EPD Solutions)** – County of Riverside Case No. BNR2000041 (Building Permit). A proposal to construct 195,000 square feet of rooftop solar panels on a 290,242 square foot industrial manufacturing building on 12.96 gross acres, located on the northwest corner of Harvill Avenue and (Old) Cajalco Road (The previous proposal to construct the 290,242 square foot industrial manufacturing building at this site had been found consistent by the ALUC) (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- CONTINUE to 7-9-20**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Butler)**
- Motion: John Lyon
Second: Steve Manos**
- 3.5 Staff report recommended: **ZAP1408MA20 – Meridian Park South, LLC (Representative: Jeff Gordon)** – March Joint Powers Authority Case Nos. GP20-01 (General Plan Amendment), SP20-01 (Specific Plan Amendment), PP20-03 (Plot Plan), PP20-04 (Plot Plan), PP20-05 (Plot Plan), CUP20-02 (Conditional Use Permit), TPM20-02 (Tentative Parcel Map). SP20-01 (SP-1, Amendment No. 8) is a proposal to amend the March Business Center Specific Plan by amending land use designations in the South Campus area located southerly of Van Buren Boulevard, easterly of Barton Street, and westerly of Village West Drive, modifying the transportation section to reflect changes in street layout, modifying infrastructure exhibits, and
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0;**

VIDEO:

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Absent: Butler)
Motion: Steven Stewart
Second: Richard Stewart

revising the design guidelines. The land use designation changes are as follows: increase Industrial by 68.5 acres to a total of 200.3 acres; increase Commercial by 17.1 acres to a total of 23.5 acres; increase Parks/Open Space by 15.3 acres to a total of 140.3 acres; increase Mixed Use by 4.5 acres to a total of 27.8 acres; add 0.9 acres of Public Facilities; reduce Business Park by 61.3 acres to a total of 170.8 acres; and reduce Office by 27.4 acres to a total of 4.6 acres. GP20-01 is a proposal to amend the March Joint Powers Authority General Plan as follows: (1) amend the Land Use Map in accordance with the above land use designation changes in the Specific Plan Amendment and to reflect the rezoning of land and consolidation of proposed parcels and revisions to parcel boundaries; and (2) amend the Circulation Element by: (a) extending Village West Drive southerly to Nandina Avenue; (b) reconfiguring Street Y and renaming it as "Caroline Way"; (c) reconfiguring Street P, renaming it as "Bandit Boulevard," and prohibiting trucks thereon; and (d) deleting Streets K, Q, T, and U. PP20-03 proposes a 61,336 square foot commercial development consisting of a 44,200 square foot grocery store and two retail buildings (9,198 square feet and 7,938 square feet) on 9.45 acres located near the southeast corner of Van Buren Boulevard and Orange Terrace Parkway. (CUP20-02 is a proposal to allow alcohol sales at that grocery store.) PP20-04 is a proposal to develop an 800,000 square foot industrial building on 36.5 acres located northerly of Krameria Avenue and westerly of Coyote Bush Road. PP20-05 is a proposal to construct a 6.2-acre dog park saluting military canines and paseo on the easterly side of Barton Street across from the intersection of Barton Street with Santa Inez Way. TPM 20-02 is a proposal to consolidate and reorder parcels further revising unrecorded Tentative Tract Map (TTM) No. 30857 including: (a) consolidating existing TTM lot numbers 18 through 27 into new lot #10; (b) establish three parcels 74, 92, and 93 where parcel 74 is now planned; and (3) reconfiguring the area of TTM lot numbers 30-48, 51-66 and 79 by deleting Lots 33, 48, and 51 through 66 (Airport Compatibility Zone C2 HTZ of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

3.6 Staff report recommended:
CONSISTENT

Staff recommended at hearing:
CONSISTENT

ALUC Commission Action:
CONSISTENT (Vote 6-0;
Absent: Butler)

Motion: Richard Stewart
Second: John Lyon

ZAP1101FV20 – Hamman Construction (Representative: EPD Solutions) – County of Riverside Case No. BNR2000002 (Building Permit). A proposal to construct 24,905 square feet of rooftop solar panels on a 360,022 square foot furniture warehouse building on 20.42 gross acres, located northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive. (The previous proposal to construct the 360,022 square foot furniture warehouse building at this site had been found consistent by the ALUC) (Airport Compatibility Zone C of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

VIDEO:

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- 3.7 Staff report recommended: **ZAP1084PS20 – Terra-Gen Development/Coachella Wind Holdings, LLC (Representative: Armand Anselmo)** – Related Case: City of Palm Springs Plan Check Case No. 2020-1140.e. The applicant proposes to construct one permanent meteorological tower 311 feet in height within an 860-acre wind turbine development approved through Conditional Use Permit No. 5.1429 located southerly of Interstate 10, easterly of Indian Canyon Drive, and northerly of Highway 111. The applicant previously received approval to decommission and remove approximately 363 commercial wind turbines and install 20 new commercial wind turbines with a maximum height of 499 feet on this site. That project was reviewed by the Airport Land Use Commission as ZAP1070PS18. However, the specific location of the meteorological tower was not yet determined at that time. This application is submitted pursuant to Condition No. 5 of ZAP1070PS18 requiring any proposal for new structures taller than 200 feet ground level to be submitted to ALUC for review. (Not located within an Airport Compatibility Zone) Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONTINUE** to 7-9-20 to re-advertise in newspaper
- ALUC Commission Action: **CONTINUED to 7-9-20** to re-advertise in newspaper (Vote 6-0; Absent: Butler)
- Motion: Richard Stewart**
Second: John Lyon
- 3.8 Staff report recommended: **ZAP1085PS20 – Terra-Gen Development/Painted Hills Wind Holdings, LLC (Representative: Armand Anselmo)** – Related Cases: Riverside County Building and Safety Case Nos. BWE2000001 (Commercial WECS) and BGR2000118 (Grading). The applicant proposes to construct one permanent and three temporary meteorological towers up to 311 feet in height on 600 acres located northerly of Avenue 16, easterly of Whitewater Canyon Road, and westerly of Windhaven Road, and the southwesterly terminus of Painted Hills Road in conjunction with approved Commercial WECS Permit No. 180001. The applicant previously received approval to decommission and remove approximately 291 commercial wind turbines and install 14 new commercial wind turbines with a maximum height of 499 feet on this site and approval of a variance proposing reductions in safety, wind access, and scenic setbacks. The project was reviewed by the Airport Land Use Commission as ZAP1068PS18. However, the specific location of towers were not yet determined at that time. This application is submitted pursuant to Condition No. 5 of ZAP1068PS18 requiring any proposal for new structures taller than 200 feet from ground level to be submitted to ALUC for review (Not located within an Airport Compatibility Zone). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Butler)**
- Motion: Steven Stewart**
Second: Gary Youmans

VIDEO:

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- 3.9 Staff report recommended: **ZAP1048RG20 – County of Riverside (Representative: Robert Flores)** – County of Riverside Case No. CZ 2000002 (Change of Zone/Ordinance Amendment); Ordinance No. 348.4926. A proposal to amend Riverside County Ordinance No. 348 (Zoning) to provide for Accessory Dwelling Units and Junior Accessory Dwelling Units in accordance with recently enacted State laws and in response to State policy directives regarding the production and facilitation of affordable housing. Additionally, the proposed amendment introduces a new class of additional residential accommodation, the ranchet, which may be installed on lots of least two gross acres in area within the Eastern Coachella Valley. All of these additional residential accommodations (including second units) would be permitted by-right, but any required approvals from the Department of Environmental Health, the Fire Department, and ALUC would have to be obtained prior to submittal. The amendment also addresses Multiple Owner Group (MOG) units; however, this category is limited to units installed on or before May 14, 2013. (Countywide except as indicated). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Butler)**
- Motion: Richard Stewart
Second: John Lyon**

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Detention Basins and Wildlife Hazards

Simon Housman, ALUC Director presented a Power Point Presentation for the Commissioners review and input regarding the applicability of FAA Wildlife Hazard Policy in the outer Zones D and E. Commissioner Lyon agreed with staff recommendation to amend the storm water basin signs. Russell Betts, Chair commented that the appropriate agency should be notified to take the proper steps to amend the signs. A written comment was received, read into the record and the suggestion will be included in future signs.

4.3 Update on March Compatibility Use Study (formerly Joint Land Use Study [JLUS])

Simon Housman, ALUC Director informed the Commission that the grant application has been submitted.

5.0 **APPROVAL OF MINUTES**

Commissioner Steven Stewart motioned to approve the May 14, 2020 minutes. Seconded by Commissioner Lyon. Abstain: Commissioner Youmans; Absent: Commissioner Butler (Vote 5-0)

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

Simon Housman, ALUC Director announced the retirement of John Guerin, ALUC Principal Planner after 36 years with the County of Riverside, and serving 14 years with the Airport Land Use Commission. The commissioners gave Mr. Guerin a Distinguished Service Award and thanked him for his career of outstanding public service.

7.0 **COMMISSIONER'S COMMENTS**

None

8.0 **ADJOURNMENT**

Russell Betts, Chair adjourned the meeting at 11:53 am.

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VIDEO:

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