



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
JULY 9, 2020**

7-16-20

COMMISSIONERS PRESENT: Russell Betts, Steven Stewart, Arthur Butler, John Lyon, Steve Manos, Richard Stewart, Gary Youmans (Present via Zoom, pursuant to California Executive Order N-29-20).

COMMISSIONERS ABSENT: None

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, and June 11, 2020. 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 7-0)**
- Motion: Richard Stewart**
Second: Steven 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, and June 11, 2020. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- CONTINUE to 8-13-20**
- Staff recommended at hearing: **CONTINUE to 8-13-20**, with the applicants consent.
- ALUC Commission Action: **CONTINUED to 8-13-20**, with the applicants consent. **(Vote 7-0)**
- Motion: Richard Stewart**
Second: Steven Stewart

VIDEO:

A video recording of the entire proceedings is available on the ALUC website at www.rcaluc.org. If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org

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- 2.3 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, westerly 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). Continued from June 11, 2020. 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 7-0)**
- Motion: Gary Youmans**
Second: Arthur Butler

3.0 PUBLIC HEARING: NEW CASES

- 3.1 Staff report recommended: **ZAP1390MA19 – PR Partners, LLC (Representative: Mike Naggar & Associates)**– City of Perris Case Nos. PLN19-00012 (Specific Plan Amendment), PLN19-05287 (Zone Change), DPR19-00012 (Development Plan Review). A proposal to construct a 347,919 square foot industrial e-commerce and warehouse building on 16.1 acres located on the southwest corner of Perris Boulevard and Ramona Expressway. Also proposed is an amendment to the Perris Valley Commerce Center Specific Plan, and a proposal to change the site’s zoning from Commercial to Light Industrial (Airport Compatibility Zones B1-APZ-II and C1 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 8-13-20**
- Staff recommended at hearing: **CONSISTENT**, subject to the conditions included herein, and Air Force concurrence letter submitted at the meeting
- ALUC Commission Action: **CONSISTENT**, subject to the conditions included herein, and Air Force concurrence letter submitted at the meeting **(Vote 7-0)**
- Motion: Steve Manos**
Second: Gary Youmans

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**AIRPORT LAND USE COMMISSION MEETING
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- 3.2 Staff report recommended: **ZAP1425MA20 – Rockefeller Group (Representative: EPD Solutions) – County of Riverside Case No. BNR2000056 (Building Permit)**. A proposal to construct 210,000 square feet of rooftop solar panels on a 345,006 square foot industrial manufacturing building on 16.86 acres, located easterly of Harvill Avenue, westerly of Interstate 215 Freeway, southerly of Orange Avenue, and northerly of Daytona Cove (The previous proposal to construct the 345,006 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
- Staff recommended at hearing: **CONSISTENT**, subject to the conditions included herein, and Air Force concurrence letter submitted at the meeting
- ALUC Commission Action: **CONSISTENT**, subject to the conditions included herein, and Air Force concurrence letter submitted at the meeting
(Vote 7-0)

**Motion: Richard Stewart
Second: Arthur Butler**

- 3.3 Staff report recommended: **ZAP1419MA20 – MS Van Buren II, LLC (Representative: SDH & Associates, Rob Van Zanten)** – March Joint Powers Authority Case No. TPM20-03 (Tentative Parcel Map No. 37091). A proposal to divide 13.60 acres located on the northwest corner of Van Buren Boulevard and Meridian Parkway into four commercial parcels. (The previous proposal to construct 11 shell buildings totaling 160,608 square feet (as well as a Specific Plan Amendment) on this site had been found consistent by the ALUC (Airport Compatibility Zone C1 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
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Richard Stewart
Second: Arthur Butler**

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director’s Approvals – Information Only

4.2 Detention Basins and Wildlife Hazards

Simon Housman, ALUC Director informed the Commission that per their suggestion staff reached out to the Riverside County Vector Control for approval to add their name to the storm water basin signs. Staff has not heard back from the Vector Control at this time. In the event that they are not willing to have their name on the signs staff will reach out to the Code Enforcement and other appropriate agencies.

5.0 **APPROVAL OF MINUTES**

Vice Chair Steven Stewart motioned to approve the June 11, 2020 minutes. Seconded by Commissioner Youmans. (Vote 7-0)

VIDEO:

3

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6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Simon Housman, ALUC Director informed the Commission that the Office of Economic Assistance has approved the grant for the March Air Reserve Base Compatibility Use Study (CUS).

7.0 COMMISSIONER'S COMMENTS

Commissioner Richard Stewart requested an update from the ALUC Director regarding the current status of ALUC's budget. Simon Housman, ALUC Director replied that he is unaware of any changes to ALUC's budget for what is now the current fiscal year beginning July 1. If there are any budget adjustments in the near future Mr. Housman will notify the Commission. Russell Betts, Chair commented his concerns regarding the cumulative impact of multiple solar projects are not currently analyzed in the solar glare studies. Simon Housman, ALUC Director replied that staff will be addressing appropriate ways to analyze cumulative impacts on the solar glare issues.

8.0 ADJOURNMENT

Chairman Betts adjourned the meeting at 10:21 a.m.

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VIDEO:

4

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