

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 8, 2018**

11-16-18

COMMISSIONERS PRESENT: Steve Manos, Russell Betts, Arthur Butler, John Lyon, Richard Stewart, Gary Youmans, Michael Lewis, alternate for Steven Stewart

COMMISSIONERS ABSENT: Steven Stewart

2.0 PUBLIC HEARING: CONTINUED ITEMS

- 2.1 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **CONTINUE to 12-13-18**
- ALUC Commission Action: **CONTINUED to 12-13-18 (Vote 5-0; Recuse: Youmans; Absent: Manos)**
- ZAP1075BD18 – City of Indio (Leila Namvar, Development Services Department).** A proposal by the City of Indio to adopt a new General Plan 2040 to guide the future development of the City that focuses on revitalizing and connecting neighborhoods, establishing a human-scale network of complete streets and community open spaces, and enhancing community health and wellness. The General Plan includes the following elements/chapters: Vision and General Plan Strategies, Land Use and Urban Design, Mobility, Economic Development, Health and Equity, Parks, Recreation, and Open Space, Conservation, Infrastructure and Public Facilities, Safety, Noise, and Implementation. (The Housing Element is also part of the General Plan, but is not proposed for change as part of this effort.) The City includes land within all Compatibility Zones of the Bermuda Dunes Airport Influence Area. Continued from September 13 and October 11, 2018. Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1027CH18 – Gossett Development (Representative: Garrett Gossett)** – City of Eastvale Case No. PLN18-20034 (General Plan Amendment, Change of Zone, Major Development Review, Conditional Use Permit). The applicant proposes to amend the General Plan land use designation of 4.16 acres located on the northeast corner of Hellman Avenue and Walters Street from Low Density Residential (LDR) to Commercial (CR), and change its zoning from Heavy Agriculture (A-2) to General Commercial (C-1/C-P), and to develop a 146,946 square foot self-storage facility, including a 1,200 square foot office, and a 1,600 square foot manager's residence with a 400 square foot garage, on 3.22 acres of the 4.16 acre site. (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.

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3.2 Staff report recommended: **CONDITIONALLY CONSISTENT**

Staff recommended at hearing: **CONDITIONALLY CONSISTENT** subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.

ALUC Commission Action: **CONDITIONALLY CONSISTENT** subject to the conditions included herein, and new condition added by Commission regarding light impacts on the ground, and such additional conditions as may be required by the FAA OES. **(Vote 7-0)**

ZAP1070PS18 – Coachella Flats, LLC (Representative: Robert Skaggs) – City of Palm Springs Case No. 5.1429 CUP (Conditional Use Permit). The applicant proposes to decommission and remove approximately 363 existing commercial wind turbines and install 20 new commercial wind turbines with a maximum height of 499 feet with a per turbine energy generating capacity between 2.0 megawatts (MW) and 4.2 MW on approximately 860 acres located southerly of Interstate 10, westerly of Indian Canyon Drive, and northerly of Highway 111. Also proposed are associated equipment such as a laydown yard, construction of new temporary and permanent internal roads, and new underground/overhead electrical collection lines. (Not located within an Airport Compatibility Zone). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

3.3 Staff report recommended: **CONSISTENT**

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

ZAP1033RG18 – County of Riverside (Keith Gardner, Planning Department). A proposal by the County of Riverside to adopt a comprehensive amendment to the County’s existing Ordinance No. 348 (formerly identified on the published hearing notice as the adoption of Ordinance No. 944, a new County-Wide Land Development Ordinance.) The Planning Department, in consultation with County Counsel, has determined that it will not be necessary to have both a new land use ordinance, Ordinance No. 944, and the County’s current land use ordinance, Ordinance No. 348. As a result, the current Ordinance No. 348 will now be amended in its entirety to include the proposed language set forth in Ordinance No. 944; Ordinance No. 944 will no longer be processed as part of this Project. Although organizational changes may have occurred, no substantive changes have been made to the Project’s proposed language. The proposed language will now appear exclusively in Ordinance No. 348, and not Ordinance No. 944. This change only represents an administrative change to the Project Description.

The proposal does not involve changing the zoning of any properties, eliminating, combining, or renaming any zones. The list of allowable land uses will appear different, due to the consolidation of individual land uses into broader categories. The **revised** ordinance will include an Administrative Section, descriptions of allowable uses and development standards for each zoning classification grouped within six categories (Residential, Commercial, Industrial, Agricultural, Open Space, and Resources), a Special Provisions Section, and Glossary/Definitions. The most notable change is in permit types. “Plot Plans” will now be known as “Use Permits” or “Minor Use Permits,” while Public Use Permits and Commercial WECS Permits will be folded into the more generic category of Conditional Use Permits. Amortization periods are being deleted. References to application materials and review fees are being removed. (Countywide Unincorporated Areas). Staff Planner: J. Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

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- 3.4 Staff report recommended: **INCONSISTENT**

Staff recommended at hearing: **INCONSISTENT**

ALUC Commission Action: **CONSISTENT** pursuant to the following Policy 3.3.6 findings (See Minutes) **(Vote 7-0)**
- ZAP1032BA18 – RMG Residential 2010, LLLP (Representative: United Engineering Group)** – City of Banning Planning Case No. 15-70004 (Tentative Tract Map No. 36710). The applicant proposes to divide 10.67 acres located northerly of Wilson Street, westerly of Florida Street, southerly of Hoffer Street, and easterly of Alessandro Road into 38 single family residential lots and three drainage basin lots. (A previous proposal to divide the site into 46 single family residential lots had been found consistent by the ALUC, but was not favored by the City Council.) (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.5 Staff report recommended: **CONDITIONALLY CONSISTENT**

Staff recommended at hearing: **CONSISTENT** subject to updated conditions submitted at the meeting which includes FAA OES conditions.

ALUC Commission Action: **CONSISTENT** subject to updated conditions submitted at the meeting which includes FAA OES conditions. **(Vote 7-0)**
- ZAP1083FV18 – Pierer Immoreal North America, LLC (Representative: CASC Engineering and Consulting)** – Riverside County Planning Case No. PPT180022 (Plot Plan). The applicant proposes to construct a two-story 72,144 square foot KTM Headquarters office building with a separate 31,421 square foot storage warehouse area, and a 67,088 square foot motorsport research and development building with a separate 24,111 square foot covered truck wash area on 21.16 acres of 56.95 acre site located northerly of Borel Road, easterly of Winchester Road Highway 79, westerly of Sky Canyon Road, and southerly of Sparkman Way (Airport Compatibility Zones B2 and D of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.6 Staff report recommended: **CONDITIONALLY CONSISTENT**

Staff recommended at hearing: **CONSISTENT** subject to updated conditions submitted at the meeting which includes FAA OES conditions.

ALUC Commission Action: **CONSISTENT** subject to updated conditions submitted at the meeting which includes FAA OES conditions. **(Vote 7-0)**
- ZAP1334MA18 – Newcastle Partners, Inc., Jackson Smith (Representative: T&B Planning, George Atalla)** – City of Moreno Valley Case Nos. PEN18-0023 (Plot Plan). The applicant proposes to construct a 203,712 square foot concrete tilt-up warehouse/logistics facility on 8.8 acres located at the northeast corner of Frederick Street and Brodiaea Avenue. The applicant is proposing to increase the wall heights from 41 feet to 45 feet, requiring additional review by the Airport Land Use Commission and the Federal Aviation Administration. (Airport Compatibility Zone 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

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3.7 Staff report recommended: **ZAP1333MA18 – Coyne Development Corporation (Representative: RED Architectural Group)** – City of

Moreno Valley Case Nos. PEN18-0184 and PEN18-0185 (Plot Plans). PEN18-0184 proposes to construct 12 industrial warehouse buildings totaling 122,979 square feet on 9.37 acres on three separate parcels, and PEN18-0185 proposes to construct a 15,280 square foot Penske Truck building facility on 9.86 acres, located southerly of Alessandro Boulevard, westerly of Day Street, and easterly of Old Highway 215 Frontage Road. (Airport Compatibility Zones B1-APZ-I and B1-APZ-II 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 updated conditions submitted at the meeting which incorporates the solar panel review condition; however, the Commission should also consider the fact that the project would exceed the Air Force's intensity interpretation for APZ-I

ALUC Commission Action: **CONSISTENT** subject to the updated conditions submitted at the meeting which includes the Solar Panel Glare Review condition, and a new condition added by the Commission requiring a covenant be placed on the project limiting building intensities to the Air Force Instruction Criteria.
(Vote 7-0)

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 ALUC Director's Report: The Path Forward Following the Release of the 2018 Air Installation Compatible Use Zones Report (2018 AICUZ) for March Air Reserve Base/Inland Port Airport.

No Change

5.0 **APPROVAL OF MINUTES**

The ALUC by a vote of 5-0 approved the October 11, 2018 minutes. Abstain: Lyon and Richard Stewart

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

None

7.0 **COMMISSIONER'S COMMENTS**

Commissioner Lyon announced that Saturday, November 10 is the Veteran's Day Observation at Flabob Airport to honor all Veterans, admission is free. Commissioner Richard Stewart advised that he attended the Chamber of Commerce business meeting at the Fixed Base Operations, Million Air discussing the Amazon flights and any public opposition to additional flights.

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John Guerin, ALUC staff planner, commented in response to Commissioner Richard Stewart's comments regarding the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The single acre intensity limit of 100, according to Mr. Guerin's recollection, was included in the recommendations from the Joint Land Use Study, which was prepared over approximately a 4 year period. During the course of ALUC's public hearings, Airport Land Use staff was never advised by Air Force representatives that their understanding of the intensity limits was intended to be maximum, rather than average, so staff interpreted the 25 and 50 person per acre limits for APZs I and II as average intensities. The 100 single acre was included in the plan that went through the public hearing process. Staff was never advised during that time period that the Air Force had any objections to those provisions. The other item is the use of building area rather than land area as the basis for intensity. Staff was never advised of that until after the textile project hearing in 2016, so neither of those concerns were raised until after the Compatibility Plan had been adopted.

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