

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

3-22-18

COMMISSIONERS PRESENT: Russell Betts, Arthur Butler, John Lyon, Steve Manos, Steven Stewart

COMMISSIONERS ABSENT: Glen Holmes, Richard Stewart

2.0 PUBLIC HEARING: CONTINUED ITEMS

NONE

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 4-0; Absent: Holmes, Manos, Richard Stewart)**
- ZAP1050HR18 – Gurpreet Sing Khakh/Mobil Shop N Go Food Store (Representative: Empire Design Group)** – City of Hemet Case Nos. ZC 16-005 (Zone Change) and CUP 16-008 (Conditional Use Permit). A proposal for a commercial development to be located at 855 N. Sanderson Avenue (on the southwest corner of Sanderson and Fruitvale Avenues – Assessor’s Parcel Number 444-100-007). Phase I would include a 3,607 square foot convenience store, 1,500 square foot quick service restaurant, and a 16-pump service station with 4,859 square foot fuel canopy. Phase II would include a 17,500 square foot retail building with a drive-thru and a 3,278 square foot fast food restaurant with drive thru. ZC 16-005 is a proposal to change the zoning of this 4.34-acre property from R-1-7.2 (Single Family Residential, 7,200 square foot minimum lot size) to C-1 (Neighborhood Commercial). (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- 3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 4-0; Absent: Holmes, Manos, Richard Stewart)**
- ZAP1298MA18 – Phelan Development Co., LLC (Representative: Taylor Gerry)** – City of Moreno Valley Case No. PEN 17-0036 (Site Plan Review). The applicant is proposing to develop a 98,395 square foot industrial facility at the southeast corner of Indian Street and Nandina Avenue. The building floor plan provides for 90,395 square feet of warehousing area (a portion of which could alternatively be used for manufacturing) and 8,000 square feet of office space at the northwest and southwest corners of the building, including a combined 3,000 square feet on the mezzanine level. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

CDS:

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The entire discussion of numbered agenda items can be found on CDs as indicated. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org

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- 3.3 Staff report recommended: **CONTINUED to 4-12-18**
Staff recommended at hearing: **CONSISTENT with amended conditions**
ALUC Commission Action: **CONSISTENT with amended conditions (Vote 5-0; Absent: Holmes, Richard Stewart)**
- ZAP1041TH18 – Palm Silage, Inc. (Representatives: Gary Green and Scott Baugh)** – County of Riverside Case No. PPT180007 (Plot Plan). A proposal to establish an animal feed component manufacturing facility primarily utilizing palm fronds and cull dates on 19.5 acres (Assessor's Parcel Number 763-250-031) located on the northwest corner of Airport Boulevard and Tyler Street in the unincorporated community of Thermal (Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- 3.4 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 5-0; Absent: Holmes, Richard Stewart)**
- ZAP1078FV17 – Londen Land Company, LLC (Representative: NV5, Inc., Bill Warner)** – County of Riverside Planning Case Nos. GPA1187 (General Plan Amendment), CZ170001 (Change of Zone), and TR37418 (Tentative Tract Map). The applicant is proposing to divide 15.6 gross acres located on the southwest corner of Auld Road and Maddalena Road into 6 single family residential lots. The proposed project requires a general plan amendment from Rural Residential within the Rural Foundation Component (R;RR) to Estate Density Residential within the Community Development Foundation Component (CD:EDR) and a change of zone from Light Agriculture, five acre minimum lot size (A-1-5) to Residential Agricultural, two acre minimum lot size (R-A-2). (Airport Compatibility Zone E of the French Valley Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- 3.5 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONTINUED to April 12, 2018 (Vote: 5-0; Absent: Holmes, Richard Stewart)**
- ZAP1079FV18 – W. Development Partners of Temecula (Representative: Michael Schweitzer, SWS Engineering)** - County Planning Case Nos. CUP03777 (Conditional Use Permit) and PM 37399 (Tentative Parcel Map). The applicant proposes to develop fifteen commercial buildings with a combined gross floor area of 143,565 square feet on 14.06 acres located on the northerly side of Benton Road, easterly of its intersections with Winchester Road and Penfield Lane, and westerly of a northerly straight line extension of Leon Road. The applicant envisions 7 to 9 office/warehouse buildings, 4 retail buildings, and 5 restaurants (including portions of retail buildings). Tentative Parcel Map No. 37399 would divide the project site into 15 lots ranging from 0.5 to 1.8 acres in size, providing individual lots for most of the proposed buildings. (Airport Compatibility Zones C, B1, and D of the French Valley Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

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4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information only

4.2 Election of Successor Chairman for the Remaining Term

The ALUC Commission by a unanimous vote of 5-0 approved the Vice Chairman to serve as Chairman until the new ALUC Chairman takes office.

4.3 Consideration and Adoption of Revised ALUC Bylaws

The ALUC Commission by a vote of 5-0 approved the draft revised ALUC Bylaws. A resolution to adopt the revised Bylaws will be presented at the next ALUC Commission meeting in April.

4.4 2018 AICUZ Released

On February 21, 2018, the United States Air Force released the 2018 Air Installation Compatible Use Zone Study for March Air Reserve Base. As this is a “study,” it does not require environmental analysis and, as such, there is no related public review period or adoption process. Simon Housman, ALUC Director advised that he will be meeting with the engineer from the March Air Reserve Base and teleconferencing with Mead and Hunt to discuss whether to proceed by the JLUS process before amending the March Air Reserve Base ALUCP. At the next ALUC Commission meeting staff will report the outcome of the research and ask the Commission to provide direction of which way they would like staff to proceed towards bringing the plan into consistency with the new AICUZ.

4.5 Authorization for the ALUC Director to Render Consistency Determinations for Legislative Items in Zone E of the March Air Reserve Base/Inland Port Airport Influence Area: Resolution No. 2016-02

John Guerin, ALUC staff reported that Resolution No. 2016-02 will expire on August 31, 2018. The ALUC Commission by a vote of 4-0 directed staff to bring back a Resolution extending the term an additional two years. Absent: Butler, Holmes and Richard Stewart

5.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 4-0 approved the January 11, 2018 minutes. Absent: Commissioners Holmes, Butler and Richard Stewart

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

7.0 COMMISSIONER'S COMMENTS

None

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