

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
MAY 10, 2018**

5-15-18

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

COMMISSIONERS ABSENT: None

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

- 2.1 Staff report recommended: **CONSISTENT** **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 138,495 square feet on 14.19 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 office/warehouse buildings and 8 retail buildings (3 or 4 of which may include restaurants). Tentative Parcel Map No. 37399 would divide the project site into 15 lots ranging from 0.334 to 2.01 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). Continued from April 12, 2018. Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-1, Steven Stewart dissenting)**

**3.0 PUBLIC HEARING: NEW ITEMS**

- 3.1 Staff report recommended: **CONSISTENT** **ZAP1061PS18 – A0685 Cathedral City, LP** – City of Cathedral City Planning Case Nos. GPA16-006 (General Plan Amendment), CZ16-005 (Change of Zone), CUP16-049 (Conditional Use Permit). The applicant is proposing to develop a 60-unit apartment complex for veterans (with a 2,964 square foot community room) on 6.5 acres located on the southwest corner of Landau Boulevard and Vega Road. The proposed project requires an amendment to the City's General Plan land use designation from RL Low Density Residential to RM Medium Density Residential, and a change of zone from R1 Single-Family Residential to R2 Multiple-Family Residential. (Airport Compatibility Zone E of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0)**

**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](mailto:basantos@rivco.org)

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- 3.2 Staff report recommended: **ZAP1015PV18 – Everest at Perris, LLC**  
**CONSISTENT (Change of Zone);**  
**CONDITIONALLY CONSISTENT**  
**(Development Plan Review)**
- Staff recommended at hearing:  
**CONSISTENT (Change of**  
**Zone); CONDITIONALLY**  
**CONSISTENT (Development**  
**Plan Review)**
- ALUC Commission Action:  
**CONSISTENT (Change of Zone);**  
**CONDITIONALLY CONSISTENT**  
**(Development Plan Review)**  
**(Vote 6-0)**
- 3.3 Staff report recommended: **ZAP1308MA18 – Newcastle Partners, Inc., Jackson**  
**CONSISTENT (GPA, Change of**  
**Zone); CONDITIONALLY**  
**CONSISTENT (Plot Plan)**
- Staff recommended at hearing:  
**CONSISTENT (GPA, Change of**  
**Zone and Plot Plan), subject to**  
**updated conditions submitted**  
**at the meeting which includes**  
**FAA OES conditions**
- ALUC Commission Action:  
**CONSISTENT (GPA, Change of**  
**Zone and Plot Plan), subject to**  
**updated conditions submitted**  
**at the meeting which includes**  
**FAA OES conditions (Vote 6-0)**
- 3.4 Staff report recommended: **ZAP1302MA18 – Trojan Solar/Southwest Premier**  
**CONSISTENT**  
**Properties, LLC (Representative: Tom Malone/Teresa**  
**Harvey)** – County of Riverside Permit No. BEL1800836  
(Building Electrical Permit). A proposal to establish a 330  
kW solar panel system on the rooftop of a 56,000 square  
foot building used as a cross dock loading platform on a  
19.2 acre site located northerly of Placentia Avenue,  
easterly of Harvill Avenue, westerly of BNSF rail line and I-  
215 Freeway, and southerly of Walnut Street (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](mailto:prull@rivco.org)
- Staff recommended at hearing:  
**CONTINUE TO 6/14/18**
- ALUC Commission Action:  
**CONTINUED to 6/14/18**  
**(Vote 6-0)**

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**AIRPORT LAND USE COMMISSION HEARING  
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- 3.5 Staff report recommended: **ZAP1054HR18 – Lansing Stone Star, LLC**  
**CONSISTENT (Change of Zone);** **(Representative: Trip Hord)** – County of Riverside  
**CONDITIONALLY CONSISTENT** Planning Case Nos. CZ7833 (Change of Zone), TR36504  
**(Tract Map)** (Tentative Tract Map). The applicant proposes to divide  
162 acres located on the northeast corner of Winchester  
Road and Stetson Avenue into 527 single family residential  
lots, including an 8.5 acre park lot, a 4.7 acre detention  
basin lot, and an 18 acre open space lot. The applicant  
also proposes to change the zoning of the site from Light  
Agriculture 10-acre minimum (A-1-10), Heavy Agriculture  
10-acre minimum (A-2-10), Residential Agricultural 20-acre  
minimum (R-A-20), and Rural Residential (R-R) to Planned  
Residential (R-4). (Also proposed is an offsite 4.54 acre  
water quality basin on the adjacent 99 acre parcel located  
southerly of Stetson Avenue, northerly of Stowe Road, and  
easterly of Richmond Road.) (Airport Compatibility Zones  
D and E of the Hemet-Ryan Airport Influence Area).  
Staff Planner: Paul Rull at (951) 955-6893, or e-mail at  
[prull@rivco.org](mailto:prull@rivco.org)
- Staff recommended at hearing:  
**CONSISTENT (Change of Zone,**  
**Tract Map) subject to updated**  
**conditions submitted at the**  
**meeting which includes FAA**  
**OES conditions**
- ALUC Commission Action:  
**CONSISTENT (Change of Zone,**  
**Tract Map) subject to updated**  
**conditions submitted at the**  
**meeting which includes FAA**  
**OES conditions (Vote 6-0)**

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 for March Air Reserve Base/Inland Port Airport  
In the absence of Simon Housman, ALUC Director, Paul Rull, ALUC staff briefed the Commission regarding the ongoing JLUS discussions with ALUC staff, Airforce staff and the Office of Economic Adjustment. Staff is still in the process of analyzing what the best approach is and will have a response at the next ALUC meeting on June 14<sup>th</sup>.

4.3 Policy Regarding Complex Speculative Commercial Projects

Paul Rull, ALUC staff indicated that staff has been receiving more projects that are speculative in nature i.e., not tenant specific and had multiple buildings and lots. Staff is looking to formulate a policy that will address the significant amount of time that staff uses on these types of projects to try and recover costs. Staff will provide further information at the July 12<sup>th</sup> meeting.

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the April 12, 2018 minutes.

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

Paul Rull, ALUC staff informed the Commission that the Riverside County Board of Supervisors appointed a new County Representative, Gary Youmans to replace Commissioner Glen Holmes. Staff will prepare a Certificate of Appreciation for Commissioner Holmes thanking him for this work and service of 12 years. Commissioner Youmans will be officially sworn in to the Commission at our next ALUC meeting on June 14<sup>th</sup>.

7.0 **COMMISSIONER'S COMMENTS**

None

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