

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 11, 2017**

5-22-17

COMMISSIONERS PRESENT: Rod Ballance, Arthur Butler, Glen Holmes, Steve Manos, John Lyon, Steven Stewart, alternate for Simon Housman, Jim Hyatt, alternate for Russell Betts

COMMISSIONERS ABSENT:

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 7-0)**
- ZAP1246MA17 – Southwest Premier Properties, LLC (Representative: Divina Management, Inc. Teresa Harvey)** – County of Riverside Case No. PP26220 (Plot Plan). A proposal to develop a truck terminal distribution facility on 19.2 acres. The facility includes a 10,000 square foot two-story office building and a 56,000 square foot cross dock loading platform structure for a cumulative total of 66,000 square feet. The site is 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). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1250MA17 – Trammell Crow So. Cal Devel. Co. (Representative: Henry-Ann Co. Inc.)** – County of Riverside Planning Case Nos. PP25837 and PP25838 (Plot Plans). The applicant is proposing to amend previously approved ALUC case ZAP1150MA15 to increase the wall heights of both proposed concrete tilt-up warehouse/distribution buildings from 44 feet to 55 feet. The project site is located southerly of Oleander Road, westerly of Harvill Avenue, and bisected by Decker Road (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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1

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- 3.3 Staff report recommended: **ZAP1249MA17 – Duke Realty, Adam Schmid (Representative: Albert A. Webb Associates)** – City of Perris Planning Case Nos. PLN17-00002 (Specific Plan Amendment, Design Review). The applicant proposes to develop a 1,189,860 square foot industrial building on 54.71 acres located easterly of Perris Boulevard, southerly of Markham Street, and northerly of Perry Street, extending easterly toward Redlands Avenue. The industrial building will be primarily for warehousing purposes (1,169,860 square feet of warehousing area, with 20,000 square feet of office area). The applicant also proposes to amend the Perris Valley Commerce Center Specific Plan land use designation on the westerly 35.45 acres of the site from Business Professional Office to Light Industrial. (The easterly 19.26 acres are already designated Light Industrial.) (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC 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)**
- 3.4 Staff report recommended: **ZAP1251MA17 – Core 5 Industrial Partners, LLC (Representative: Rafik Albert, EPD Solutions, Inc.)** – County of Riverside Planning Case No. PP26173 (Plot Plan). A proposal to develop a 423,665 square foot industrial (predominately warehouse) building on 20.67 acres located at the southwest corner of Harvill Avenue and Rider Street, extending southerly to the easterly straight-line extension of Walnut Street (Assessor’s Parcel Numbers 317-230-036 and 317-230-038) in the unincorporated community of Mead Valley (Airport Compatibility Zone C2 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
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- 3.5 Staff report recommended: **ZAP1040HR17 – PRT-BMT - City of Hemet Case No. SDR 17-001 (Site Development Review)**. A proposal to add additional structures on an industrial property (5.82 acres) located at 3883 Wentworth Drive, on the south side of Wentworth Drive, easterly of the centerline of Airway Place (Assessor’s Parcel Numbers 456-040-022 and 456-040-023, owners: Wombles and Owens, LLC). Proposed additions include a new 1300 square foot steel building on a new 3,360 square foot concrete slab, as a cover structure for machinery being installed, and two modular office buildings (810 square feet each). RSH Construction is also located at this site. (Airport Compatibility Zones C and D [East] of the Hemet-Ryan Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT subject to FAA review**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT subject to FAA review (Vote 7-0)**

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- 3.6 Staff report recommended: **CONTINUE to 6-8-17**
Staff recommended at hearing: **CONDITIONALLY CONSISTENT subject to FAA review**
ALUC Commission Action: **CONDITIONALLY CONSISTENT subject to FAA review (Vote 7-0)**
- 3.7 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- 3.8 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1041HR17 – FDC Commercial Construction (John Dykes, representative)** – City of Hemet Case No. PR 17-001. A proposal to construct a 9,600 square foot industrial building on a vacant 0.99-acre lot (Assessor’s Parcel Number 456-040-052) located on the northeast corner of Wentworth Drive and Airway Avenue (Airport Compatibility Zone C of the Hemet-Ryan Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- ZAP1085RI17 – Palm Avenue Storage, LLC** – City of Riverside Planning Case Nos. P17-0228 (Rezone), P17-0097 (Design Review), P17-0098 (Variance), P17-0099 (Variance). The applicant proposes to construct a self-storage facility which includes five self-storage buildings totaling 96,022 square feet, a 1,575 square foot management office with a 1,575 square foot manger’s residence on 2.73 acres. The applicant also proposes two variances to allow an increase in building lot coverage from 10% to 50%, and to allow an increase in building height to two stories with a maximum height of 36 feet. The applicant also proposes a rezone for the property to add the Commercial Storage Overlay over the existing R-1-7000 Single Family Residential zoning. The project is located westerly of Palm Avenue, southerly of Gardena Drive, and northerly of the Metrolink rail line. The Commission may further recommend that the Airport Protection Overlay [Zones D and E] also be added. (Airport Compatibility Zone D and E of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- ZAP1075FV17 – Rancho Springs Medical Center/Southwest Healthcare System (Representative: Kathryn Wright, Heliplanners)** – City of Murrieta Case No. RP-2016-1115 (Revised Permit). A proposal to formally recognize the use of a grassy area southerly of the women’s center building on the campus of Rancho Springs Medical Center as an Emergency Medical Service (EMS) Helicopter Landing Site. The landing site is located southeasterly of the terminus of Medical Center Drive, easterly of Hancock Avenue, northerly of Murrieta Hot Springs Road, and westerly of Interstate 215. Usage is only for emergency medical services as defined in State law, including patient travel to higher level or specialized facilities. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

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- 3.9 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0, Recuse: Lyon)**
- ZAP1030FL17 – Bryan Kuderman (Representative: Nicholas Tavaglione)** – City of Riverside Planning Case No. P17-0065 (Rezone). The applicant is proposing a rezone of 0.49 acres (Assessor’s Parcel Number 207-060-007) from Public Facilities (PF) to Single Family Residential (R-1-7000). The project site is located southerly of Field Lane, westerly of Bubbling Well Road, northerly of Circle Lazy J Road, and easterly of the Santa Ana River (Airport Compatibility Zone E of the Flabob Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.10 Staff report recommended: **INCONSISTENT (Site Development Permit); CONSISTENT (GPA, CZ)**
Staff recommended at hearing: **INCONSISTENT (Site Development Permit); CONSISTENT (GPA, CZ)**
ALUC Commission Action: **CONTINUED to July 13, 2017 (Vote 6-0, Recuse: Lyon)**
- ZAP1031FL17 – Northtown Housing Development Corp. (Representative: Debi Myers)** – City of Jurupa Valley Major Application 16224 consisting of GPA 16006 (General Plan Amendment), CZ16011 (Change of Zone), SDP 16043 (Site Development Permit), and TPM37126 (Tentative Parcel Map). Through SDP 16043, the applicant proposes development of: (a) a 68-unit multi-family housing development (apartments) with a 3,818 square foot community center building and pool and maintenance buildings on 5.16 acres and, (b) a 31,375 square foot commercial building on 1.79 acres. The site is located northerly of Mission Boulevard and easterly of Crestmore Road in the community of Rubidoux. The site is currently split between Commercial Retail (6.27 acres) and Medium High Density Residential (1 acre) designations. GPA 16006 would retain the Commercial Retail designation on 1.79 acres, while amending the General Plan designation of 4.16 acres of Commercial Retail and one acre of Medium High Density Residential to High Density Residential. The site is currently split among three zones: R-VC (Rubidoux-Village Commercial), R-2 (Multiple Family Dwellings), and A-1 (Light Agriculture). CZ 16011 would maintain R-VC zoning on 1.79 acres, change the zoning of 4.16 acres from R-VC to R-2, and change the zoning of one acre from A-1 and R-2 to R-2. Tentative Parcel Map No. 37126 would reconfigure the existing parcel boundaries to establish two new parcels (1.79 and 5.16 acres). (Compatibility Zone C of the Flabob 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 Fee Schedule for FY 2017-18

ALUC Director Simon Housman presented the proposed revised fee schedule for FY 2017-18 for the Commission's consideration and future adoption. He advised that ALUC's FY 2017-18 budget is predicated on a 12 percent increase in project review fees to assist in addressing the shortfall resulting from a cut in General Fund revenue provided for ALUC operations. The proposed Schedule of Development Review Fees also includes project-specific fees that would be established as additional fees for projects in the Accident Potential Zones of March Air Reserve Base, for large commercial solar projects, and for heliports. ALUC would also be increasing the notice radius for heliport projects so as to include at least 25 different property owners or extend at least 2500 feet from the proposed project site. Commissioner Holmes asked about a definition for large commercial solar projects. Director Housman advised that it would be those projects that are generating energy that would be transmitted to the grid, not those that are simply providing energy on-site. Director Housman noted that the additional fee for projects in the Accident Potential Zones was needed to cover the additional meetings and communications with March Air Reserve Base and the March Joint Powers Commission that would be anticipated for future projects in the Accident Potential Zones. Chairman Ballance noted that Base authorities are very concerned with encroachment. Commissioner Holmes expressed concern regarding the impact of fee hikes on single-family residences and small businesses. Director Housman reminded the Commission that ALUC is not involved with building one single-family residence or add-ons to homes unless a change of zone or land division is involved. It is anticipated that most of the projects in the Accident Potential Zones would be large warehouses, manufacturing or office buildings. The Commissioners voted unanimously to proceed with preparation of the necessary documents for action at the next meeting.

4.2 Director's Approvals – Information Only

4.3 Election of Commission Officers

Prior to the nominations, Acting Chairman Ballance inquired as to the status of the selection of the Airport Managers' representatives on the Commission. Director Housman advised that not all of the airports had responded as of that morning. He advised that Mr. Ballance had received a sufficient number of votes to retain his seat on the Commission, but that the selection of the second representative (the seat that Mr. Housman had previously held) was still outstanding. It was suggested that the election of officers proceed. The selection of officers could be revisited at a later meeting, if the Commission so chose.

Commissioner Lyon nominated Vice-Chairman and Acting Chairman Rod Ballance to serve as Chairman. The nomination was seconded by Commissioner Manos, and was unanimously approved. Mr. Ballance accepted the position and nominated Commissioner Manos to succeed him as Vice-Chair. Commissioner Lyon seconded the nomination, which was unanimously approved.

4.4 Specific Delegation of Authority: Change of Zone and Revised Conditional Use Permit in Zone C2 of March Air Reserve Base/Inland Port Airport Influence Area

The ALUC Commission by a vote of 7-0 delegated authority to the ALUC Director for the Change of Zone and Revised Conditional Use Permit in Zone C2 of March Air Reserve Base/Inland Port Airport Influence Area

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5

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4.5 Jacqueline Cochran/Countywide Policy Amendment Subcommittee Appointment

The ALUC Commission appointed Commissioners Steven Stewart, Glen Holmes, and Rod Ballance for the Jacqueline Cochran/Countywide Policy Amendment Subcommittee

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 6-0 approved the April 13, 2017 minutes. Abstain: Commissioner Lyon

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

A number of Commissioners commented under this heading. Their comments are described below in Section 7.0.

Director Housman advised the Commission that the City of Indio has scheduled a public hearing on May 17, 2017 to consider an overrule of the Commission's determination of inconsistency for the proposed hospital in Zone B1 of the Bermuda Dunes Airport Influence Area.

He also advised that the State Department of Transportation, Division of Aeronautics had sent a letter contending that the recently adopted Hemet ALUCP was unacceptable and demanded that grant monies previously paid be reimbursed. This action on the part of the State raised concerns about future Caltrans grant funding. Director Housman noted that he had advised staff to limit the extent of consultant activity for preparation of the Jackie Cochran/Countywide Policy Amendment to those tasks that were to be funded by ALUC pending resolution of Caltrans grant funding concerns. Commissioner Manos suggested a closed session in June if there is potential for litigation regarding the grants.

7.0 **COMMISSIONER'S COMMENTS**

Commissioner Holmes referred to increased traffic on freeways and major roadways near March Air Reserve Base, to which the large warehouses contribute. Chairman Ballance noted the increased employment as well as the greater prevalence of accidents, and Commissioner Stewart commented on the increased truck traffic. Commissioner Manos hoped that the Riverside County Transportation Commission would address the traffic problems in the area. He indicated his appreciation for the Commission's decision to elect him as Vice-Chairman. He also commented that staff should consider effects of glare from solar panels at other airports, besides March Air Reserve Base. Chairman Ballance thanked the Commissioners for electing him as Chairman. He indicated that he would like the Commission to be proactive in protecting March Air Reserve Base. As to heliports, he believes that the increase in traffic and traffic accidents may result in an increased frequency of emergency medical flights. Finally, he announced that V. Manuel Perez has been appointed (by Governor Brown) to the Riverside County Board of Supervisors representing the Fourth Supervisorial District (the seat previously held by the late John Benoit). Commissioner Hyatt advised that the City of Banning is proposing closure of Banning Municipal Airport. This would be the start of a long process requiring FAA approval. Commissioner Lyon noted that there will be a gathering of DC-3s and C-47s at Flabob Airport in the upcoming weekend (May 12-14) that will be open to the public. He advised that the airport will be closed to other traffic at the time, but that pilots may fly into Riverside Municipal Airport, and that there will be a shuttle there to bring guests to Flabob.

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6

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