

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JUNE 8, 2017**

6-22-17

COMMISSIONERS PRESENT: Rod Ballance, Russell Betts, Arthur Butler, Glen Holmes, Steve Manos, John Lyon, Steven Stewart

COMMISSIONERS ABSENT:

2.0 PUBLIC HEARING: CONTINUED ITEMS

- 2.1 Staff report recommended: **CONTINUE OFF-CALENDAR** **ZAP1230MA16 – Majestic Freeway Business Center LLC (Representative: Matthew Vawter, Commerce Construction Co.)** – County of Riverside Planning Case No. PP26102 (Plot Plan). A proposal to develop a 1,138,800 square foot industrial (predominately warehouse) building on 62.92 acres located northerly of Cajalco Expressway, easterly of Seaton Avenue, southerly of Martin Street, and westerly of Harvill Avenue in the unincorporated community of Mead Valley (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). (Continued from 1-12-17 and 3-9-17). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- Staff recommended at hearing: **CONTINUE OFF-CALENDAR**
- ALUC Commission Action: **CONTINUED OFF CALENDAR (Vote 7-0)**

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONSISTENT** **ZAP1252MA17 – Placentia and Harvill, LLC (Representative: Teresa Harvey)** – County of Riverside Case No. PP26241 (Plot Plan). A proposal to develop a trucking support and trailer parking facility on 17.1 acres. The facility includes a 14,000 square foot maintenance building which includes 10,500 square feet of shop repair area, 2,500 square feet of office area, and 1,000 square feet of second floor mezzanine storage area, and a 5,387 square foot truck fueling station with four pumps, 124 automobile and 49 truck parking spaces, and a separate parking area for 294 truck trailers. The site is located southerly of Placentia Avenue, easterly of Harvill Avenue, westerly of BNSF rail line and I-215 Freeway, and northerly of Water 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
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**

CDS:

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JUNE 8, 2017**

3.2 Staff report recommended: **CONSISTENT** **ZAP1257MA17 – Perris Valley Properties, LLC** – County of Riverside Case No. PP25768 (Plot Plan). A proposal to construct a 54,450 square foot animal food production facility at an existing feed mill site on 13.27 acres located northerly of Rider Street, easterly of Harvill Avenue, westerly of the BNSF rail line and I-215 Freeway, and southerly of Cajalco Expressway. The project will utilize a portion of the existing milling operation and will remove existing grain storage bins. (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

Staff recommended at hearing: **CONSISTENT**

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

3.3 Staff report recommended: **CONSISTENT** **ZAP1181MA16 – Canyon Springs Market Place Corp. (Representative: Cumming Corp., Jim Lucas)** – City of Riverside Planning Case Nos. P16-0497 (General Plan Amendment), P14-0294 (Specific Plan), P14-0297 (Rezoning). The applicant proposes to establish the “Canyon Springs Healthcare Campus Specific Plan” for the phased development of 50.85 acres of non-contiguous parcels located easterly of Valley Springs Parkway, southerly of Corporate Centre Place and Campus Parkway, westerly of Day Street, and northerly of Eucalyptus Avenue in the portion of the City of Riverside located southerly of State Highway Route 60 and easterly of Interstate 215. The campus would ultimately include: a 504,000 square foot, 280-bed hospital with a height of 94 feet and a rooftop hospital helistop; a 310,200 square foot, 267-unit skilled nursing, memory care, assisted living, and independent living facility; five medical office buildings with a combined total floor area of 370,000 square feet; 234-unit senior age-restricted apartments; a 22,000 square foot central utilities facility; and two four-level parking structures providing 1,400 parking spaces.

Staff recommended at hearing: **CONSISTENT**, with amended conditions

ALUC Commission Action: **CONSISTENT** with amended conditions (see minutes) **(Vote 7-0)**

In addition to the new Specific Plan, the project entails deletion of the project site from the boundaries of the existing Canyon Springs Business Park Specific Plan, an amendment to the site’s General Plan land use designation (from Commercial to Canyon Springs Healthcare Campus Specific Plan), and a rezone (from Commercial Retail and Office to Canyon Springs Healthcare Campus Specific Plan). (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

CDS:

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JUNE 8, 2017**

- 3.4 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **INCONSISTENT (Vote 7-0)**
- ZAP1259MA17 – RG-Optimus LLC (Representative: Rockefeller Group, Marc Berg)** – Inquiry regarding City of Perris Planning Case No. DPR 12-10-0005: The applicant is inquiring as to the acceptability of installing solar panels on the rooftops of two previously approved (ZAP1087MA13) industrial buildings totaling 1,446,548 square feet on 68.48 acres located easterly of I-215 Freeway, northerly of Ramona Expressway, and westerly of Webster Avenue. (Airport Compatibility Zone C1 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
- 3.5 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1044HR17 – Kirby Partners, LLC/BNR Income & Opportunity, LLC – (Representative: Blaine Womer Civil Engineering)** – City of Hemet Case Nos. Map 15-007 (Tentative Tract Map No. 36929) and ZC 15-002 (Zone Change). Tentative Tract Map No. 36929 is a proposal to subdivide 5.33 acres (Assessor’s Parcel Number 444-190-009) located at the northwest corner of Kirby Street and Fruitvale Avenue in the City of Hemet into 20 residential lots with a minimum lot size of 6,000 square feet, a 0.47-acre park lot, and a 6,535 square foot detention basin lot. Zone Change No. 15-002 is a proposal to change the zoning of this site from R-1-7.2 to R-1-6. (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- 3.6 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1042HR17 and ZAP1043HR17 – Ming Management, Inc./River Oaks Ridge, LP (Representative: Blaine Womer Civil Engineering)** – City of Hemet Case Nos. Map No. 15-004 (Tentative Tract Map No. 36891), Map No. 15-005 (Tentative Tract Map No. 36892), and Zone Change No. 16-001. Tentative Tract Map No. 36891 is a proposal to re-subdivide 17.27 acres (currently 10 existing undeveloped lots) located along the west side of Elk Street, extending from Thornton Avenue on the north to Chambers Street on the south, into 75 residential lots with a minimum lot size of 6,000 square feet, a 0.96-acre park lot, a 6,000 square foot water quality/detention basin lot, and two parkway landscaping lots. Tentative Tract Map No. 36892 is a proposal to re-subdivide 19.14 acres (currently 10 existing undeveloped lots) located along the east side of Elk Street, extending from Thornton Avenue on the north to Chambers Street on the south, into 83 residential lots with a minimum lot size of 6,000 square feet, a 1.03-acre park

CDS:

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JUNE 8, 2017**

lot, four bio-retention basin lots, and two parkway landscape lots. Finally, Zone Change No. 16-001 is a proposal to change the zoning of both proposed tracts from R-3 to R-1-6. (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

3.7 Staff report recommended:
CONSISTENT

Staff recommended at hearing:
CONSISTENT

ALUC Commission Action:
CONSISTENT (Vote 7-0)

ZAP1046HR17 – Zanderson, Inc./Mamco, Inc. (Representative: Mike Naggar and Associates) – City of Hemet Case Nos. ZC 16-003 (Zone Change), CUP 16-006 (Conditional Use Permit), and TPM 16-003 (Tentative Parcel Map No. 37196). A proposal to develop a 63,580 square foot retail, dining, and fueling center on 8.66 net acres (10.05 gross acres) located on the northeast corner of Menlo Avenue and Sanderson Avenue. The first phase will include a 6,200 square foot convenience store with drive-thru, fueling center with 10 pumps, a 1,500 square foot drive-thru carwash, two fast food restaurants (4,650 and 4,400 square foot buildings, each with drive thru) and storm water detention/water quality facilities. The second phase will include two retail buildings with a combined floor area of 42,230 square feet and a third fast food restaurant (4,600 square feet) with drive-thru. ZC 16-003 is a proposal to change the zoning of this property from A-10 (Heavy Agriculture) to C-1 (Neighborhood Commercial), while TPM 16-003 is a proposal to divide the site into six commercial parcels. (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

3.8 Staff report recommended:
CONSISTENT

Staff recommended at hearing:
CONSISTENT

ALUC Commission Action:
**CONSISTENT (Vote 6-1,
Opposed: Stewart)**

ZAP1049PS17 – Mobilitie, LLC (Representative: NRE Permitting Manager, Robert Lewis) – City of Cathedral City Planning Case No. CUP 17-009 (Conditional Use Permit). The applicant proposes a 49-foot high wireless communications facility utility pole in the public street right-of-way of Agua Caliente Trail, located southerly of Sarah Street, and northerly of Ramon Road. (Airport Compatibility Zone C of the Palm Springs International Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

CDS:

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JUNE 8, 2017**

- 3.9 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1069BD17 – BLP Desert (Representative: Greg Bever)** – County of Riverside Planning Case Nos. CZ7922 (Change of Zone) and CUP3758 (Conditional Use Permit). The applicant propose to develop a 93,681 square foot self-storage facility on a 3.64-acre portion of a 5.06-acre site located northerly of Avenue 42, easterly of Washington Street, and westerly of Yucca Lane. The applicant also proposes to change the zoning of a 0.60-acre portion of the site from C-P-S (Scenic Highway Commercial) to C-1/C-P (General Commercial). (Airport Compatibility Zones D and E of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.10 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1070BD17 – Steven and Christine Blair Family Trust** – County of Riverside Planning Case Nos. PP26229 (Plot Plan). The applicant proposes an 11,128 square foot building containing seven 1,612 square foot units for vehicle storage on 0.62 acres located on the southeast corner of Wolf Road and Leopard Street. (Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.11 Staff report recommended: **ADOPTION**
Staff recommended at hearing: **ADOPTION**
ALUC Commission Action: **ADOPTED (Vote 7-0)**
- ALUC Resolution No. 2017-02 Concerning Airport Land Use Commission Development Review Fees** (and establishing a new Schedule of Development Review Fees). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

CDS:

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JUNE 8, 2017**

4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only. John Guerin, ALUC staff, advised that the packet for ZAP1045HR17 was superseded, and that the revised documentation for that project would be provided at the Commission's July meeting.

5.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 6-0 approved the May 11, 2017 minutes. Abstain: Betts

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

7.0 COMMISSIONER'S COMMENTS

None

8.0 CLOSED SESSION

Conference with Legal Counsel-Anticipated Litigation (d)(4) of Government Code Section 54956.9 – Information only

There was no reportable action.

Y:\ALUC Report of Actions\2017 ROA\ROA6-8-17.doc

CDS:

6

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