



**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MARCH 14, 2019**

3/26/19

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

COMMISSIONERS ABSENT: Richard Stewart

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **ZAP1033BA19 – Southern California West Coast Electric/Andy Birchard (Representative: Shawn Lathrom)**
CONSISTENT
Staff recommended at hearing: Amended – City of Banning Case No. GPA18-2503 (General Plan Amendment) and ZC18-3502 (Zone Change). A proposal to amend the City of Banning General Plan land use designation and zoning on 5.14 acres located northerly of Lincoln Street, easterly of 8th Street, westerly of 4th Street, and southerly of the Union Pacific Railroad and Interstate 10, from General Commercial to Industrial (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
CONSISTENT
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- 3.2 Staff report recommended: **ZAP1351MA19 – First Industrial Realty Trust (Representative: Thienes Engineering)**
CONSISTENT
Staff recommended at hearing: Amended – City of Moreno Valley Case No. PEN18-0259 (Plot Plan). A proposal to construct a 221,859 square foot industrial warehouse building with second floor mezzanine on 9.7 acres located southerly of Nandina Avenue, northerly of Grover View Road, easterly of Indian Street, and westerly of Perris Boulevard (Airport Compatibility Zone C1 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
CONSISTENT
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- 3.3 Staff report recommended: **ZAP1344MA18 – Meridian Park K-4, LLC (Representative: Jeff Gordon)**
CONSISTENT (GPA, CZ);
CONDITIONALLY CONSISTENT
(Plot Plan)
Staff recommended at hearing: Amended – March Joint Powers Authority Case Nos. GPA18-02 (General Plan Amendment), CZ18-01 (Change of Zone), PP18-04 (Plot Plan). A proposal to construct a 718,000 square foot industrial warehouse building on 35.6 acres located southerly of Cactus Avenue, northerly of the March Air Reserve Base, easterly of the southerly terminus of Elsworth Street, and westerly of the southerly terminus of Joy Street. The applicant also proposes amending the site's General Plan Land use designation from Business Park to Industrial and establishing Industrial zoning on the site (no previous
CONSISTENT (GPA, CZ);
CONDITIONALLY CONSISTENT
(Plot Plan)
ALUC Commission Action: **CONSISTENT (GPA, CZ);**
CONDITIONALLY CONSISTENT

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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(Plot Plan) subject to the conditions included herein, and such additional conditions as may be required by the FAA OES. (Vote 7-0)

zoning). (Airport Compatibility Zones C1 and 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

3.4 Staff report recommended:
INCONSISTENT

Staff recommended at hearing:
INCONSISTENT

ALUC Commission Action:
**INCONSISTENT (Vote 5-2;
Geller and Youmans
dissenting)**

ZAP1096RI19 – Passco Pacifica, LLC, (Representative: EPD Solutions, Inc.) – City of Riverside Case Nos. P18-0970 (General Plan Amendment), P18-0971 (Rezone), P18-0972 (Tract Map), P18-0973 (Planned Residential Development), P18-0974 (Design Review), P18-0975 (Variance). The applicant proposes the following entitlements to facilitate the development of a Planned Residential Development of 56 single family residential lots on 7.07 acres located southerly of Jurupa Avenue, easterly of Tyler Street, westerly of Idyllwild Lane, and northerly of Mandalay Court: 1) a General Plan Amendment to change the site’s General Plan land use designation from Commercial (C) to Medium Density Residential (MDR); 2) a Zoning Code Amendment to change the site’s zone from Commercial Retail Zone (CR) to Single-Family Residential Zone and Building Stories Overlay Zone (R-1-7000-S-3); 3) a Tentative Tract Map No. 37626 to divide the site’s 7.07 acres into 56 single-family residential lots, 14 open space lots, and 11 lettered lots for street purposes; 4) a Planned Residential Development for the establishment of detached single-family dwellings, private streets and common open space; 5) Design Review of project plans; and 6) a Variance to allow a reduced perimeter landscape setback. (Airport Compatibility Zone C of the Riverside Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director’s Approvals – Information Only

4.2 Overflight Brochures (Riverside Municipal Airport and Perris Valley Airport)

Commissioners Lyon, Betts and Geller advised that the brochures are not legible to read due to the small print. Staff will adjust the brochures design.

4.3 Economic Development Agency Airports Video Presentation

Lilliana Valle, EDA County Airport Manager introduced herself to the Commission and shared a Video Presentation about their airports.

5.0 **APPROVAL OF MINUTES**

The ALUC by a unanimous vote of 6-0 approved the February 14, 2019 minutes. Abstain: Lyon

CDS:

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6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Simon Housman, ALUC Director informed the Commission about a proposed event titled "Salute the Troops". The proposal was for a 2 day music festival to be held at the March Air Museum on March 22 and 23, 2019. Attendance was estimated at approximately 15,500 to 20,000 people. ALUC staff conferred with Airport Operations and March ARB personnel. Other agencies, including but not limited to the March Joint Powers Authority, Sheriff, Fire Department and Air Force questioned the appropriateness of the site. The event was moved to another location. Staff requested some direction from the Commission if they want to review single event permits of this type in Zones A, B1, B2, C1 and C2 in the future. Chairman Manos advised staff to use their discretion regarding this issue.

7.0 COMMISSIONER'S COMMENTS

Commissioner Betts commented he would be interested if staff could arrange a tour for the Commission of the different airports and their facilities.

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CDS:

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