



**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 10, 2019**

10-21-19

COMMISSIONERS PRESENT: Steve Manos, Russell Betts, Arthur Butler, Steven Stewart, Richard Stewart, Gary Youmans

COMMISSIONERS ABSENT: John Lyon

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: Manos, Lyon, Butler)**
- ZAP1382MA19 – SDH & Associates, Inc. (Representative: Lee & Associates)** – March Joint Powers Authority (MJPA) Case Nos. GPA19-01 (General Plan Amendment), SPA19-01 (Specific Plan Amendment), PP17-04 A1 (Plot Plan Amended), CUP19-01 through CUP19-05 (Conditional Use Permit), TPM19-01 (Tentative Parcel Map). PP17-04A1 (an amendment to previous MJPA case DP17-04) is a proposal to establish five industrial/manufacturing buildings totaling 91,987 square feet on 7.12 acres located on the northwest corner of Van Buren Boulevard and Economic Drive. Also proposed is a General Plan Amendment to change the designation on 10.10 acres (including a separate 2.98-acre area at the southwest corner of Meridian Parkway and Economic Drive) from Office to Mixed Use. The project is located within the Meridian North Campus Specific Plan, so an amendment to the Specific Plan is needed to modify the text and figures to reflect this change (specifically, to amend land use exhibits and revise acreages in the land use designation tables and correct erroneous maps). The applicant also proposes to divide the plot plan site into 5 separate parcels. (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
- 3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Lyon)**
- ZAP1079PS19 – Wildcat I Energy Storage, LLC (Representative: Philip Reeves)** – City of Palm Springs Case No. 5.1462CUP (Conditional Use Permit). A proposal to establish a 3 megawatt (MW) / 12 megawatt hour (MWh) lithium ion battery energy storage facility on 3.23-acres located southerly Dinah Shore Drive, easterly of Gene Autry Trail, and westerly of San Luis Rey Drive (Airport Compatibility Zone B1 of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@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: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Lyon)**
- ZAP1048TH19 – Kohl Ranch Company, LLC (Representative: Fayres Hall, Albert A. Webb Associates)** – County of Riverside Planning Case Nos. SP00303S03 (Substantial Conformance No. 3 to Specific Plan No. 303) and CZ1900027 (Change of Zone). The applicant proposes to modify the text, tables, and exhibits of Specific Plan No. 303 (Kohl Ranch) to incorporate the Thermal Beach Club project (reviewed by this Commission in July). CZ1900027 is a proposal to modify the boundaries of the SP Zone Planning Areas in accordance with the Specific Plan modifications. Various exhibits in the Specific Plan would be amended to reflect the revised configuration of the water body in the eastern portion of the area southerly of 64th Avenue. The Thermal Beach Club project results in a 14.26-acre increase in areas allocated to High Density Residential use and an increase of 4.2 acres of Open Space, while the areas allocated to Medium Density Residential use were reduced by 10.82 acres and right-of-way requirements were reduced by 7.64 acres. The total allocation of dwelling units is not increased. The portions of the Specific Plan being affected are located southerly of 64th Avenue, northerly of 66th Avenue, easterly of Tyler Street, and westerly of Polk Street (Compatibility Zones D and E of the Jacqueline Cochran Regional Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- 3.4 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **CONDITIONALLY CONSISTENT** subject to the conditions included herein, and such additional conditions as may be required by the FAA OES. (Vote 6-0; Absent: Lyon. Based on Policy 3.3.6 Finding). See minutes
- ZAP1092FV19 – French Valley Airport Center, LLC (Representative: Temecula Engineering Consultants, Inc.)** – County of Riverside Case No. PPT190020 (Plot Plan). A proposal to construct fifty-five (55) industrial manufacturing buildings totaling 404,325 square feet on 37.07 gross acres located southerly of Auld Road, westerly of Leon Road, northerly of Allen Street, and easterly of French Valley Airport. (Airport Compatibility Zones A, B1, B2 and D of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only

5.0 APPROVAL OF MINUTES

The ALUC by a unanimous vote of 6-0 approved the September 12, 2019 minutes. Absent: John Lyon

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

7.0 COMMISSIONER'S COMMENTS

Steve Manos, Chair announced that the City of Lake Elsinore will be holding the 2019 State of the City address on Thursday, October 10th in Lake Elsinore.

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