



**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 9, 2019**

5/16/19

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

COMMISSIONERS ABSENT: Gary Youmans

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 6-0; Absent: Youmans)**
- ZAP1360MA19 – Barker Logistics, LLC/Orbis Real Estate Partners (Representative: Raymond Polverini)** – County of Riverside Case No. PPT190008 (Plot Plan). A proposal to construct a 694,540 square foot industrial manufacturing building with second floor mezzanine on 30.19 acres located on the northeast corner of Placentia Avenue and Patterson Avenue in the unincorporated community of Mead Valley (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
- 3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Youmans)**
- ZAP1362MA19 – Newcastle/Val Verde LLC (Representative: T&B Planning, Inc.)** – County of Riverside Case No. PPT190006 (Plot Plan). A proposal to construct a 290,242 square foot industrial manufacturing building with second floor mezzanine on 12.96 acres located on the northwest corner of Harvill Avenue and (Old) Cajalco Road in the unincorporated community of Mead Valley (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

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: Youmans)**
- ZAP1363MA19 – Newcastle/Harvill Logistics, LLC (Representative: T&B Planning, Inc.)** – County of Riverside Case No. PPT190005 (Plot Plan). A proposal to construct a 345,006 square foot industrial manufacturing building on 16.86 acres located easterly of Harvill Avenue, westerly of Interstate 215 Freeway, southerly of Orange Avenue and northerly of Daytona Cove in the unincorporated community of Mead Valley (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
- 3.4 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Youmans)**
- ZAP1077BD19 – Allen Grant (Representative: Benjamin Egan)** – County of Riverside Case Nos. PPT190007 (Plot Plan), PM37678 (Tentative Parcel Map). A proposal to establish a 46,800 square foot, 35-unit Recreational Vehicle garage facility with a condominium parcel map for each of the units on 2.77 acres located easterly of Berkey Drive, westerly of Washington Street, northerly of Varner Road, and southerly of Wildcat Drive (Airport Compatibility Zone C of the Bermuda Dunes Airport Influence Area). 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 6-0; Absent: Youmans)**
- ZAP1060HR19 - City of Hemet (Representative: Ronald Running)** – City Planning Case No. GPA 19-001 (General Plan Amendment). A proposal by the City of Hemet to amend the text of the Land Use, Public Safety, and Circulation Elements of its 2030 Hemet General Plan to: (1) reflect, and be in conformance with, the recently (2017) adopted Hemet-Ryan Airport Land Use Compatibility Plan (“Hemet-Ryan ALUCP”); (2) reflect the alignment of State Highway Route 79 adopted by the Riverside County Transportation Commission; and (3) recognize the elimination of Redevelopment Agencies pursuant to State legislation. The City is requesting a finding that the 2030 Hemet General Plan, as amended, is consistent with the Hemet-Ryan ALUCP. Such finding would enable the City to conduct airport compatibility reviews for most projects in the Airport Influence Area. (Citywide). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

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- 3.6 Staff report recommended: **Resolution No. 2019-02: Adoption of Special Meeting Fees**
Adopt Resolution
In order to meet statutory deadlines or project deadlines an applicant may request a special meeting. In order to recapture the cost of a special meeting the Commission added a special meeting fee of \$2,000.00 to its fee schedule.
- Staff recommended at hearing:
Adopt Resolution

ALUC Commission Action:
Adopted Resolution No. 2019-02 (Vote 6-0; Absent: Youmans)

4.0 **ADMINISTRATIVE ITEMS**

4.1 **Director's Approvals** – Information Only

- 4.2 **Speculative Nonresidential Multiple Buildings (4 or more) – Revision to Policy**
Simon Housman, ALUC Director advised that the Commission make proposed changes to the Speculative Nonresidential Multiple Buildings policy. The ALUC by a unanimous vote of 6-0 approved staff's recommendation for revision to the policy.

- 4.3 **Meeting Calendar for Fiscal Year 2019-2020**
Simon Housman, ALUC Director, advised that in order to reduce expenditures, staff proposed a DARK month in December 2019. The ALUC by a unanimous vote of 6-0 approved staff's recommendation and will go DARK (no meeting) in December 2019.
Absent: Youmans

- 4.4 **Case Fee Study**
Simon Housman, ALUC Director presented Power Point slides regarding fees taken in, and cost incurred, for the processing of ZAP cases received during the second half of calendar year 2018.

5.0 **APPROVAL OF MINUTES**

The ALUC by a unanimous vote of 6-0 approved the April 11, 2019 minutes. Absent: Youmans

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

Simon Housman, ALUC Director informed the Commission regarding the process of jurisdictions amending their General Plans in accordance with the California Airport Land Use Planning Handbook.

7.0 **COMMISSIONER'S COMMENTS**

Russell Betts, ALUC Vice Chair announced the passing of council member Jim Hyatt, City of Calimesa who also served as an alternate for him on the Airport Land Use Commission. Steve Manos, ALUC Chair adjourned the meeting in honor of Mr. Hyatt.

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