

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 11, 2018**

10-18-18

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

COMMISSIONERS ABSENT: Richard Stewart, John Lyon

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

- 2.1 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONSISTENT** subject to the revised conditions submitted at the meeting which includes FAA OES conditions (see minutes)
- ALUC Commission Action: **CONSISTENT** subject to the revised conditions submitted at the meeting which includes FAA OES conditions, and new condition added by the Commission regarding light impacts on the ground.  
**(Vote 7-0)**
- ZAP1068PS18 – Painted Hills Wind, LLC (Representative: Robert Skaggs)** – Riverside County Planning Case Nos. WCS180001 (Commercial WECS Permit) and VAR180003 (Variance). The applicant proposes to decommission and remove approximately 291 existing commercial wind turbines and install 14 new commercial wind turbines with a maximum height of 499 feet with a per turbine energy generating capacity between 2.0 megawatts (MW) and 4.2 MW on 600 acres located northerly of Avenue 16, easterly of Whitewater Canyon Road, westerly of Windhaven Road at the terminus of Painted Hills Road. Also proposed are associated equipment such as a laydown yard, construction of new temporary and permanent internal roads, and new 12-kilovolt (kV) underground/overhead electrical collection lines. A variance is also requested proposing reductions in safety, wind access, and scenic setbacks. (Not located within an Airport Compatibility Zone). Continued from 9-13-18. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- 2.2 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **CONTINUED to 11-8-18** (requested by the applicant)
- ALUC Commission Action: **CONTINUED to 11-8-18** (requested by the applicant)  
**(Vote 6-0; Recuse: Youmans)**
- ZAP1075BD18 – City of Indio (Leila Namvar, Development Services Department).** A proposal by the City of Indio to adopt a new General Plan 2040 to guide the future development of the City that focuses on revitalizing and connecting neighborhoods, establishing a human-scale network of complete streets and community open spaces, and enhancing community health and wellness. The General Plan includes the following elements/chapters: Vision and General Plan Strategies, Land Use and Urban Design, Mobility, Economic Development, Health and Equity, Parks, Recreation, and Open Space, Conservation, Infrastructure and Public Facilities, Safety, Noise, and Implementation. (The Housing Element is also part of the General Plan, but is not proposed for change as part of this effort.) The City includes land within all Compatibility Zones of the Bermuda Dunes Airport Influence Area. Continued from 9-13-18. Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

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**3.0 PUBLIC HEARING: NEW ITEMS**

- 3.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1069PS18 – J.J.L. Ibarra (Representative: Wendell Veith, Architect)** – City of Cathedral City Planning Case No. CUP 18-009 (Conditional Use Permit). The applicant proposes to construct a 2,602 square foot automobile repair shop building on a 0.2-acre parcel located at the northwest corner of Sarah Street and Agua Caliente Trail (Airport Compatibility Zones C and D of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org).
- 3.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1044TH18 – Peter Solomon (Representative: The Altum Group)** – City of Coachella Planning Case Nos. CZ18-09 (Change of Zone), CUP307 (Conditional Use Permit). The applicant proposes to construct five new industrial buildings and expand and change the use of one existing building on 10.0 acres located on the northeast corner of Avenue 54 and Polk Street. The applicant has identified tenants who plan to utilize the existing building and building 1 for cannabis cultivation operations. Tenants have not been identified for buildings 2 through 5. The applicant also proposes to change the site’s zoning from Heavy Industrial (M-H) to Manufacturing Services – Industrial Park Overlay Zone (MS-IP). No dispensaries are proposed. (Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- 3.3 Staff report recommended: **CONSISTENT**(GPA, ZC); **CONTINUE** to 11-8-18 (Design Review)  
Staff recommended at hearing: **CONSISTENT** (GPA, ZC); **CONDITIONALLY CONSISTENT** (Design Review) subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.  
ALUC Commission Action: **CONSISTENT** (GPA, ZC); **CONDITIONALLY CONSISTENT** (Design Review) subject to the conditions included herein, and such additional conditions as may be required by the FAA OES. **(Vote 7-0)**
- ZAP1031BA18 – Diana and John Hanna** – City of Banning Case Nos. GPA18-2504 (General Plan Amendment), ZC18-3503 (Zone Change), and DR18-7011 (Design Review). DR18-7011 is a proposal to develop a 96-unit apartment complex with clubhouse on 7.08 – 7.34 acres (Assessor’s Parcel Numbers 534-283-011 and 534-283-014) located westerly of Hathaway Street and southerly of Hoffer Street (northerly of an existing apartment complex). GPA18-2504 proposes to amend the designation of the project site on the City’s Land Use Map from Low Density Residential to High Density Residential. ZC18-3503 proposes to amend the zoning of the site from Low Density Residential to High Density Residential. (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area). Staff Planner: J. Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

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- 3.4 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1326MA18 – Stratford Ranch Investors, LLC (Representative: Mission Pacific Land Company, Jason Keller)** – City of Perris Case Nos. 16-05217 (General Plan Amendment), 16-05218 (Zone Change), 16-05216 (Tentative Tract Map No. 36647). The applicant proposes to subdivide 24.06 gross acres located westerly of Evans Road, northerly of Ramona Expressway, and easterly of Oleander Avenue into 90 single family residential lots, amend the site’s General Plan land use designation from Specific Plan (SP) to Single Family Residential R-6,000, and change its zoning from Single Family Residential R-10,000 to Single Family Residential R-6,000. (Airport Compatibility Zone 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](mailto:prull@rivco.org)
- 3.5 Staff report recommended: **CONDITIONALLY CONSISTENT**  
Staff recommended at hearing: **CONDITIONALLY CONSISTENT** subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.  
ALUC Commission Action: **CONDITIONALLY CONSISTENT** subject to conditions herein, and such additional conditions as may be required by the FAA OES. **(Vote 7-0)**
- ZAP1327MA18 – Mobilitie, LLC (Representative: Robert Schultz)** – March Joint Powers Authority Case No. CUP18-01 (Conditional Use Permit). A proposal to remove an existing 26 foot tall street light pole and replace it with a new 33.3 foot tall wireless facility street light pole (and associated equipment) located on the westerly side of Innovation Drive, within the street right-of-way southerly of Cactus Avenue. (Airport Compatibility Zone B2 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](mailto:prull@rivco.org)
- 3.6 Staff report recommended: **CONSISTENT(Change of Zone); CONDITIONALLY CONSISTENT (Plot Plan)**  
Staff recommended at hearing: **CONSISTENT(Change of Zone); CONDITIONALLY CONSISTENT (Plot Plan)**  
ALUC Commission Action: **CONSISTENT(Change of Zone); CONDITIONALLY CONSISTENT (Plot Plan)** subject to conditions herein, and such additional conditions as may be required by the FAA OES. **(Vote 7-0)**
- ZAP1328MA18 – Truck Terminal Properties (Representative: Joseph E. Bonadiman & Associates, Inc.)** – March Joint Powers Authority Case Nos. Change of Zone 17-01, Plot Plan 17-07. The applicant proposes to establish a truck parking terminal consisting of 258 truck trailer parking spaces (and 3 regular vehicle parking spaces) totaling 11.2 acres of paved parking area, a 450 square foot security office, and 0.36 acres of basin area, on a 13.68 acre site located westerly of Heacock Street, northerly of the westerly extension of San Michele Road, and easterly of the March Air Reserve Base. The applicant also proposes a change of zone for the site to Industrial. (Airport Compatibility Zone B2 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](mailto:prull@rivco.org)

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3.7 Staff report recommended:  
**INCONSISTENT**

Staff recommended at hearing:  
**INCONSISTENT**

ALUC Commission Action:  
**CONSISTENT** (GPA, SP, PM, PP).  
**(Vote 4-3; Opposed: Geller, Larock, Steven Stewart)**

**ZAP1274MA17 – Riverside Inland Development, LLC/Hillwood Investment Prop. (Representative: Kathy Hoffer)** – March Joint Powers Authority Case Nos. General Plan Amendment No. 16-01, Specific Plan 16-02, Plot Plan 16-06, Parcel Map 16-02 (Tentative Parcel Map No. 37220). The applicant proposes to construct two industrial buildings totaling 2,185,618 square feet on 142.5 acres located easterly of Interstate 215, southerly of March Field Air Museum and the easterly terminus of Van Buren Boulevard, northerly of Nandina Avenue, and westerly of March Air Reserve Base. The applicant also proposes to amend the March Joint Powers Authority General Plan to include general warehousing/logistics uses as allowable land uses on lands designated as “Aviation” (AV), to amend the site’s designation from “AV” to “AV (SP-8)”, and to update the Building Capacity table in the Land Use Element. Specific Plan No. 16-02 is a proposal for a new Specific Plan (SP-8) that provides goals, policies, programs, land uses, development standards, and design guidelines for development on this site. Tentative Parcel Map No. 37220 proposes to divide the site into two parcels (one for each building). (Airport Compatibility Zone B2 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](mailto:prull@rivco.org)

4.0 **ADMINISTRATIVE ITEMS**

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

4.2 **ALUC Director’s Report: The Path Forward Following the Release of the 2018 Air Installation Compatible Use Zones Report (2018 AICUZ) for March Air Reserve Base/Inland Port Airport**

Simon Housman, ALUC Director presented a revised bar chart informing the Commission that there was an update to the future timeline estimates on the March Airport Land Use Compatibility Plan (ALUCP) and Joint Land Use Study process (JLUS). The major timeline change was shortened by 12 months due to receiving indication that the Department of Defense was not going to design its own glare tool. Originally, staff allowed 12 months for this to occur and has shortened the blue line on the bar chart to reflect the revised changes.

4.3 **Nighttime Aircraft Operations at the March Inland Port Airport**

Simon Housman, ALUC Director advised that March Joint Powers Authority had proposed to develop a “Threshold Significance” regarding aircraft operations at the March Inland Port Airport between 10:00 pm and 6:59 am that could expose people within the vicinity of the airport to significant risk of sleep disturbance due to noise which would create a threshold. Mr. Housman requested to submit a comment to the March Joint Powers Authority urging them to include a limitation in this threshold that it apply to operations 12,500 pounds or more per aircraft because those are the types of aircraft that actually wake people up in the middle of the night. The ALUC motioned to approve Mr. Housman’s request.

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**5.0 APPROVAL OF MINUTES**

The ALUC by a vote of 5-0 approved the September 13, 2018 minutes. Abstain: Geller and Larock

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

None

**7.0 COMMISSIONER'S COMMENTS**

None

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