

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 8, 2016**

12-22-16

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

COMMISSIONERS ABSENT:

2.0 PUBLIC HEARING: CONTINUED ITEMS

- 2.1 Staff report recommended: **ZAP1206MA16 – Optimus Building Corporation (Representative: Gary Hamro)** – City of Perris Case No. DPR 14-01-0015 (Development Plan Review). The applicant is proposing a revision to plans for a two-building warehousing project previously determined to be consistent pursuant to ALUC Case No. ZAP1102MA14, specifically to increase the office area in Building A (which is not located in an Accident Potential Zone) from 15,000 square feet to 45,000 square feet. As amended, Building A would provide 45,000 square feet of office area and 867,338 square feet of warehouse area. No changes are proposed for Building B. The overall floor areas of Buildings A (912,338 square feet) and B (125,437 square feet) would remain the same as originally proposed. The 53.56-acre (gross) project site is located easterly of Patterson Avenue, northerly of Markham Street, westerly of Webster Avenue, and southerly of Nance Street (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from September 8, August 11, October 13, 2016 and November 10, 2016. ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- 2.2 Staff report recommended: **ZAP1204MA16 – Duke Realty, Adam Schmid (Representative: Albert A. Webb Associates, Nicole Torstvet)** – City of Perris Case No. PLN 16-00008 (Development Plan Review). The applicant is proposing to develop a 668,381 square foot warehouse/distribution center on 30.7 acres. The building floor plan consists of 649,481 square feet of warehouse area and 19,200 square feet of office area. The project site is located southerly of Markham Street, westerly of Indian Avenue, easterly of Barrett Avenue and northerly of Perry Street. (Airport Compatibility Zones B1-APZ I, B2, and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from September 8, August 11, October 13, 2016 and November 10, 2016. ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.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)**
- ZAP1036TH16 – Thermal Operating Company, LLC (Representative: Fayres Hall, Albert A. Webb and Associates)** – County of Riverside Planning Case No. PP26120 (Plot Plan). The applicant is proposing to develop eight industrial (predominately warehouse) 2-story buildings ranging from 13,600 to 20,300 square feet in area, with a cumulative total gross floor area of 135,549 square feet on 3.92 acres (Lots 1 through 8 of Tentative Parcel Map No. 36735) located easterly of Tyler Street, along the south side of Jasper Lane (a private road), and northerly of 62nd Avenue. (Airport Compatibility Zones C and D of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- 3.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1037TH16 – Thermal Operating Company, LLC (Representative: Fayres Hall, Albert A. Webb and Associates)** – County of Riverside Planning Case No. PP26121 (Plot Plan). The applicant is proposing to develop 14 industrial (predominately warehouse) 2-story buildings ranging from 19,400 to 64,500 square feet in area, with a cumulative total gross floor area of 361,800 square feet on 12.8 acres (Lots 1 through 14 of Parcel Map No. 36844) and an overflow 80-space parking lot on Lot 15, all located easterly of Tyler Street and northerly of 62nd Avenue, along the west side of Ascot Drive (a private road), and southerly of Jasper Lane. (Airport Compatibility Zone C of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- 3.3 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **CONSISTENT** pursuant to Policy 3.3.6 and findings adopted by the Commission that significant open areas is located adjacent to the project that satisfies ALUC safety open area requirements. (see minutes)
(Vote 6-0, recused: Housman)
- ZAP1020BA15 – RMG Residential 2010, LLLP (Representative: United Engineering Group)** – City of Banning Planning Case No. 15-70004 (Tentative Tract Map No. 36710). The applicant is proposing to divide 10.67 acres (Assessor's Parcel Numbers 534-183-014, 534-200-004, 534-200-008, and 534-200-047) into 46 single-family residential lots, one drainage basin lot, and one open space lot. The project site is located on the northerly side of Wilson Street, westerly of Florida Street, southerly of Hoffer Street and easterly of Alessandro Road in the City of Banning (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

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- 3.4 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 7-0)**
- ZAP1066BD16 – Fiesta Ford, Inc. (Representative: KSC, Inc.)** – City of Indio Planning Case Nos. 16-10-403 (Design Review) and 16-10-1018 (Conditional Use Permit). The applicant is proposing to develop a Fiesta Ford Quick Lane and Collision Center auto repair facility consisting of a 10,314 square foot service repair building and 17,826 square foot collision building on 2.8 acres (Assessor’s Parcel Numbers 607-230-038 and 607-230-040). The project site is located on the southeast corner of Avenue 40 and Adams Street in the City of Indio (Airport Compatibility Zone B1, C and D of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- 3.5 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **CONTINUE to 1-12-17 (applicants request)**
- ALUC Commission Action: **CONTINUED to 1-12-17 (Vote 7-0)**
- ZAP1067BD16 – Jefferson Development 16, LLC (Representative: William Sharon, McGee Sharon Architects, Inc.)** – City of Indio Planning Case Nos. CUP16-10-1019 (Conditional Use Permit) and DR16-10-404 (Design Review). A proposal to develop a commercial center with retail and restaurant buildings, convenience store with fuel pumps, and self-storage facility on 19.26 acres located along the northerly side of Indio Boulevard, easterly of its overcrossing of Interstate 10, southerly of the rail line and freeway, and westerly of Madio and Madison Streets. The project includes 50,300 square feet in five retail buildings (including a 16,200 square foot building suitable for a chain drug store pharmacy), five freestanding pads along the frontage (four with drive-thru lanes) with a cumulative floor area of 21,000 square feet, a 4,300 square foot convenience store with deli, ten gasoline pumps (20 service locations), and automated drive-thru car wash, and a seven-building 81,915 square foot self-storage facility with on-site caretaker’s residence (Airport Compatibility Zones A and B1 of the Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

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- 3.6 Staff report recommended: **CONSISTENT (SPA); INCONSISTENT (Parcel Map and Plot Plan)**
- Staff recommended at hearing: **CONTINUE to 1-12-17 (applicants request)**
- ALUC Commission Action: **CONTINUED to 1-12-17 (Vote 7-0)**
- ZAP1220MA16 – Rev Wheel LLC (Representative: SDH & Associates, Inc.)** – City of Riverside Planning Case Nos. P15-1035, P16-0556 and P16-0557. A proposal to develop eight industrial buildings (predominately warehouse) ranging from 12,015 to 35,661 square feet in gross floor area, with a cumulative total of 179,710 square feet on 10.4 acres located westerly of Old 215 Frontage Road, northerly of Alessandro Boulevard, southerly of Cottonwood Avenue, and easterly of Interstate 215, and to divide 6.5 acres of the site along the westerly side of Old 215 Frontage Road into six lots so that buildings 1-6 will each be located on a separate lot. The applicant is also proposing to amend the Sycamore Canyon Business Park Specific Plan land use designation from Retail Business Office and Industrial Support to Industrial, and to incorporate development standards for these lots in the Specific Plan. (Airport Compatibility Zone B1-APZ II 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@rctlma.org

4.0 PUBLIC HEARING 9:30 A.M.: HEMET-RYAN AIRPORT LAND USE COMPATIBILITY PLAN

- 4.1 Staff report recommended: **ADOPT NEGATIVE DECLARATION AND COMPATIBILITY PLAN**
- Staff recommended at hearing: **ADOPT NEGATIVE DECLARATION AND COMPATIBILITY PLAN**
- ALUC Commission Action: **CONTINUED to 2-9-17 (Vote 6-0, Absent: Ballance)**
- Note: An Adhoc subcommittee meeting with members (Lyon, Holmes and Housman) will be scheduled between December 8th and February 9th to further discuss the Hemet-Ryan ALUCP. (The public hearing remains open on this item)
- ZAPEA02HR13 – Hemet-Ryan Airport Land Use Compatibility Plan (ALUCP)** – SCH#2016111015. The Riverside County Airport Land Use Commission (ALUC) proposes to adopt an ALUCP establishing criteria for the evaluation of the compatibility of land uses proposed to be located in the vicinity of Hemet-Ryan Airport, in accordance with ALUC’s duties as set forth in State law. The proposed ALUCP includes an expansion of the airport influence area within portions of the City of Hemet and nearby unincorporated Riverside County areas. Compatibility criteria in the proposed ALUCP address four types of compatibility concerns: safety, noise, airspace protection, and overflight. The provisions of the ALUCP apply only to future development and not existing land uses. The ALUCP does not propose the development or acquisition of land, nor does the ALUC have any jurisdiction over the operation of the airport or aircraft in flight. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org

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5.0 ADMINISTRATIVE ITEMS

5.1 Director's Approvals – Information Only

5.2 Specific Delegation of Authority: Contractor's Storage Yard in March Zone C2

The ALUC Commission by a vote of 7-0 granted the delegation of authority to the ALUC Director for the case regarding the Contractor's Storage Yard in March Zone C2.

6.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 6-0 approved the November 10, 2016 minutes. Abstain: Commissioner Manos

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

John Guerin, ALUC staff congratulated Daryl Shippy, EDA Aviation on his retirement.

8.0 COMMISSIONER'S COMMENTS

Commissioner Butler announced the passing of ex ALUC Commissioner Colonel Paul Bell. Commissioner Lyon addressed concern regarding single family homes currently being built south of Flabob Airport. Chairman Housman thanked the Commissioners and staff for enduring the morning and early afternoon of the meeting.

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