

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
FEBRUARY 9, 2017**

2-21-17

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Russell Betts, Arthur Butler, Glen Holmes, Beth Larock, alternate for John Lyon

COMMISSIONERS ABSENT: Steve Manos, John Lyon

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

- 2.1 Staff report recommended: **ADOPT NEGATIVE DECLARATION AND COMPATIBILITY PLAN** **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. Continued from 12-8-16. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)
- Staff recommended at hearing: **ADOPT NEGATIVE DECLARATION AND COMPATIBILITY PLAN**
- ALUC Commission Action: **ADOPTED** Negative Declaration and Compatibility Plan. Directed staff and ALUC Counsel to prepare a Resolution for adoption on March 9, 2017 (see minutes) **Vote 6-0; Absent: Manos)**

**3.0 PUBLIC HEARING: NEW ITEMS**

- 3.1 Staff report recommended: **CONDITIONALLY CONSISTENT** **ZAP1023BA16 – Banning Industrial, LP (Representative: William S. Messenger Jr.)** – City of Banning Planning Case No. DR16-7002 (Design Review). The applicant is proposing to develop a 1,000,000 square foot industrial distribution warehouse building and detention basins on 63.9 acres. The building will have 990,000 square feet of warehouse area and 10,000 square feet of office area. The project site is located southerly of Interstate 10 Freeway, easterly of John Street, and northerly of Banning Municipal Airport (Airport Compatibility Zones B1, B2, and D of the Banning Municipal Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 5-0; Recused: Housman; Absent: Manos)**

**CDS:**

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@rctlma.org](mailto:basantos@rctlma.org)

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
FEBRUARY 9, 2017**

- 3.2 Staff report recommended: **ZAP1082RI16 – Jones Wholesale Lumber (Representative: Adkan Engineers)** – City of Riverside Planning Case No. P16-0895 (Minor Conditional Use Permit) and P16-0896 (Design Review). The applicant proposes to construct an outdoor storage yard, with a 2-story 3,505 square foot office building, a railroad spur, and an 8,000 gallon underground diesel storage tank on 5.16 acres located at 7027 Central Avenue, situated on the northwest corner of Central Avenue and Wilderness Avenue (Airport Compatibility Zones A, B1, C of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)
- Staff recommended at hearing: **INCONSISTENT (CUP, Design Review)**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT** with amended conditions. Adding a condition that the proposed 6 foot high block wall located in Compatibility Zone A be replaced with a 6 foot high chainlink fence with slats and frangible breakaway posts. (see minutes)
- Vote 6-0; Absent: Manos**

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Specific Delegation of Authority: Specific Plan Amendment in Zone E of Palm Springs International Airport Influence Area

The ALUC Commission by a vote of 5-0 granted delegation of authority to the ALUC Director for the case regarding the Specific Plan Amendment in Zone E of the Palm Springs International Airport Influence Area. Absent: Manos and Holmes

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 4-0 approved the January 12, 2017 minutes. Absent: Holmes and Manos; Abstained: Beth Larock, alternate for John Lyon

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

Ed Cooper, ALUC Director announced his retirement after 32 years with the County of Riverside.

7.0 **COMMISSIONER'S COMMENTS**

Chairman Housman announced that in the past month his wife was named Airman of the year in the State of California for the Air National Guard.

Y:\ALUC Report of Actions\2017 ROA\ROA2-9-17.doc

**CDS:**

2

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@rctlma.org](mailto:basantos@rctlma.org)