

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
JUNE 14, 2018**

6/25/18

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

COMMISSIONERS ABSENT: None

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

- 2.1 Staff report recommended: **CONSISTENT** **ZAP1302MA18 – Trojan Solar/Southwest Premier Properties, LLC (Representative: Tom Malone/Teresa Harvey)** – County of Riverside Permit No. BEL1800836 (Building Electrical Permit). A proposal to establish a 330 kW solar panel system on the rooftop of a 56,000 square foot building used as a cross dock loading platform on a 19.2 acre site located northerly of Placentia Avenue, easterly of Harvill Avenue, westerly of BNSF rail line and I-215 Freeway, and southerly of Walnut Street (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from May 10, 2018. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org).
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**3.0 PUBLIC HEARING: NEW ITEMS**

- 3.1 Staff report recommended: **CONDITIONALLY CONSISTENT** **ZAP1028BA18 – Downing Construction, Inc. (Representative: Marcell & Associates)** – City of Banning Case No. DR18-7004 (Design Review). The applicant proposes to construct a two-story 9,320 square foot contractor's building and storage yard with a 400 square foot fueling area on 1.95 acres located at the terminus of Galleher Way, northerly of Lincoln Street, easterly of San Gorgonio Avenue, and southerly of John Street, the rail line, and Interstate 10 (Airport Compatibility Zone C of the Banning Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org).
- Staff recommended at hearing: **CONSISTENT subject to updated conditions submitted at the meeting which includes FAA OES conditions**
- ALUC Commission Action: **CONSISTENT subject to updated conditions submitted at the meeting which includes FAA OES conditions (Vote 7-0)**

**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](mailto:basantos@rivco.org)

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- 3.2 Staff report recommended: **ZAP1314MA18 – SCS Energy Solutions**  
**CONSISTENT**  
**(Representative: Charles George)** – City of Moreno Valley Case No. PEN18-0098 (Amended Plot Plan). A proposal to construct 7 rows of carport covers totaling 43,869 square feet and establish a rooftop 694.96 kW solar panel system above existing uncovered parking spaces within a 4.1-acre property (Assessor's Parcel Numbers 297-150-013 and 297-150-014) with an address of 22690 Cactus Avenue, located on the northwest corner of Cactus Avenue and Veterans Way, southerly of Goldencrest Drive. (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](mailto:prull@rivco.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- 3.3 Staff report recommended: **ZAP1313MA18 – MTC1/Mike Naggar and Associates**  
**CONSISTENT**  
**(Representative: Carissa Hainsworth)** – City of Menifee Case No. Change of Zone No. 2018-0094. A proposal to change the zoning of a one-acre parcel (Assessor's Parcel No. 331-140-010) located on the east side of Sherman Road, southerly of Ethanac Road and northerly of McLaughlin Road, from Rural Residential (R-R) to Manufacturing-Heavy (M-H). The parcel is part of a larger area being assembled for development of a warehousing/industrial project. (Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- 3.4 Staff report recommended: **ZAP1080FV18 – JBL Investments c/o MDMG Inc.**  
**CONSISTENT**  
**(Representative: MFCS, Inc.)** – County of Riverside Planning Case Nos. GPA170001 (General Plan Amendment), SP106 A17 (Specific Plan Amendment), CZ7347 (Change of Zone), TR37078 (Tentative Tract Map), PP170003 (Plot Plan). The applicant is proposing to establish 163 single family detached condominium units on 30.62 acres and a tentative tract map to divide the site into 8 lots located westerly of Winchester Road/Highway 79, northerly of Jean Nicholas Road, and easterly of Kooden Road. The proposed project requires a general plan amendment to the site's land use designation on the Southwest Area Plan and an amendment to its designation on the Dutch Village Specific Plan from Commercial Retail, Commercial Office, Light Industrial, and Open Space Conservation to High Density Residential as well as various specific plan text changes to reflect changes in the land use designation and to provide additional information regarding development with the

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Specific Plan Amendment area, and a change of zone from Scenic Highway Commercial, Commercial Office, Industrial Park and Open Area Combining Zone-Residential Developments to General Residential zone (Airport Compatibility Zone E of the French Valley 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: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1082FV18 – City of Murrieta** – City of Murrieta Case Nos. DCA-2017-1343 and 2017-1347 (Development Code Amendment). The City is proposing to amend various sections of its Municipal Development Code in order to address previous errors, omissions and inconsistencies, and to be consistent with state law. These amended sections include: purpose and effect of development code, land use table, off-street parking, child day care, recycling facilities, accessory dwelling units, conditional use permits, development plan permits, permit implementation time limits, tentative map expirations, and definitions (Airport Compatibility Zones B1, C, D, and E of the French Valley 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**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1081FV18 – JJB Silverhawk LP/Hamann Construction (Representative: Linda Richardson)** – County Planning Case Nos. PP26340, PP26341, PP26342, PP26343 (Plot Plans). A proposal to develop “Silverhawk Center,” consisting of four industrial buildings with a total gross floor area of 85,931 square feet to be located on the north side of Commerce Court, easterly of its intersection with Townview Avenue and westerly of its intersection with Calistoga Drive in the unincorporated community of French Valley. PP26340 proposes a 20,474 square foot building on APN 957-371-008. PP26341 proposes a 16,236 square foot building on APN 957-371-009. PP26342 proposes a 27,379 square foot building on APN 957-371-010. PP26343 proposes a 21,842 square foot building on APN 957-371-011. (Airport Compatibility Zones B1 and C of the French Valley Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

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3.7 Staff report recommended: **CONDITIONALLY CONSISTENT** **ZAP1009CO18 – AT&T (Representative: Smartlink LLC, Tyler Kent)** – City of Corona Planning Case No. MCUP2018-0001 (Conditional Use Permit). The applicant proposes to construct a 56 foot tall “monotree” wireless communication tower and associated facilities, including a 300 square foot equipment shelter area, on a 6.85 acre parcel located at 545 Alcoa Circle, southerly of Rincon Street, westerly of Lincoln Avenue, and easterly of Smith Avenue. (Note: A 75-foot crane may be in temporary use during construction.) (Airport Compatibility Zone C of the Corona Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Staff recommended at hearing: **CONSISTENT subject to the updated conditions submitted at this meeting which incorporates the revised structure height of 55 feet, and includes conditions from the FAA OES.**

ALUC Commission Action: **CONSISTENT subject to the updated conditions submitted at this meeting which incorporates the revised structure height of 55 feet, and includes conditions from the FAA OES. (Vote 7-0)**

3.8 Staff report recommended: **CONSISTENT** **ZAP1055HR18 – City of Hemet (Representative: Nancy Gutierrez)** - City of Hemet Case Nos.: GPA 18-001 (General Plan Amendment) and ZC 18-001 (Zone Change). GPA 18-001 is a proposal to amend the land use designation of up to 1,017 parcels City-wide covering 646 acres. Only 34 of the parcels (covering 46 acres) are presently vacant. ZC 18-001 is a proposal to change the zoning of 8,882 parcels City-wide covering 5,263 acres. 608 of these parcels covering 372 acres require approval of GPA 18-001. The zone change parcels fit into six categories: 172 with zoning that is inconsistent with the General Plan designation; 289 proposed for zoning that would be a better fit for either the General Plan designation or the existing land use or neighborhood character; 2,165 proposed for zoning that correctly reflects existing use and density; 3,728 proposed for addition of a suffix reflecting the average lot size of the tract in which the lot is located; 2,341 proposed for deletion of a “C” County suffix that should have been eliminated at the time of annexation; and 187 proposed for change in zoning district name from Residential Agricultural to Rural Residential. (Airport Compatibility Zones B1, C, D (East and West), and E of the Hemet-Ryan Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

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- 3.9 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1315MA18 – San Bernardino Community College District (Representative: Burke, Williams & Sorensen, LLP, Erica Vega)** – County of Riverside Case Nos. PPT180014 (Plot Plan) and VAR180002 (Variance), a proposal to replace an existing 204 foot tall communications tower with a 345 foot tall communications tower on an previously disturbed 3,600 square foot area (on a 299 acre parcel) located westerly of Box Mountain Road, northerly of Box Springs Road, approximately 3000 feet northwest of the large “M” mountain sign. (The variance is proposed because the tower would exceed the 105 foot height limitation for structures in the County’s W-2-20 [Controlled Development Areas, 20 acre minimum lot size] zone.) (Airport Compatibility Zone E High Terrain Zone 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 Election of Airport Land Use Commission Vice-Chair  
Chair Manos nominates Commissioner Russell Betts for Vice Chair which was unanimously approved.
- 4.3 Approval and Adoption of the Proposed Amendment to the ALUC By-Laws and Resolution, and Setting of Time for Future Regular Meetings  
The ALUC by a unanimous vote of 7-0 approved Resolution No. 2018-03 amending the ALUC By-laws. The ALUC by a unanimous vote of 7-0 approved the setting of time for future regular ALUC Commission meetings to 9:30 am.
- 4.4 ALUC Director’s Report: The Path Forward Following the Release of the 2018 Air Installation Compatible Use Zones Report for March Air Reserve Base/Inland Port Airport  
Simon Housman, ALUC Director presented a Power Point Presentation updating the Commission on the 2018 March Air Reserve Base (AICUZ) study. The ALUC Director’s report will return for a course of action at the next ALUC Commission meeting on July 12.
- 4.5 Options for New ALUC Logo  
The ALUC unanimously voted for ALUC Logo #2, with minor graphic changes to return to the next ALUC Commission meeting on July 12, 2018.

5.0 **APPROVAL OF MINUTES**

The ALUC by a vote of 7-0 approved the May 10, 2018 minutes.

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

None

7.0 **COMMISSIONER’S COMMENTS**

None

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