

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 13, 2018**

9-24-18

COMMISSIONERS PRESENT: Arthur Butler, Steven Stewart, Richard Stewart, Gary Youmans

COMMISSIONERS ABSENT: Steve Manos, Russell Betts, John Lyon

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

None

**3.0 PUBLIC HEARING: NEW ITEMS**

3.1 Staff report recommended:  
**CONSISTENT** (Zoning Ordinance Amendment); **CONDITIONALLY CONSISTENT** (CUP, Design Review, Parcel Map)

Staff recommended at hearing:  
**CONSISTENT** (Zoning Ordinance Amendment); **CONDITIONALLY CONSISTENT** (CUP, Design Review, Parcel Map) subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.

ALUC Commission Action:  
**CONSISTENT** (Zoning Ordinance Amendment); **CONDITIONALLY CONSISTENT** (CUP, Design Review, Parcel Map) subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.

**(Vote: 4-0; Absent: Manos, Betts, Lyon)**

**ZAP1030BA18 – Copart (Representative: Stantec Consulting Services, Inc.)** – City of Banning Planning Case Nos. ZTA18-97503 (Zoning Text Amendment), CUP18-8002 (Conditional Use Permit), DR18-7008 (Design Review), TPM18-4001 (Tentative Parcel Map No. 37487). The applicant proposes to construct a 12,622 square foot office/service building in conjunction with an existing 4,670 square foot building for an online vehicle liquidation business that includes auto auction, sale, and storage of used vehicles on a 63.34 acre portion of a 94.7 acre site located easterly of Hathaway Street, northerly of Interstate 10, and southerly of Morongo Road. The applicant also proposes amending the City's Zoning Ordinance to allow for parking and storage of vehicles on unpaved surfaces. Also proposed is a parcel map to divide the site into 10 commercial parcels in two phases. Parcels 1 and 2 (phase 1) are part of the proposed vehicle liquidation business. No structures are proposed on Parcels 3 through 10 (phase 2) at this time. Parcel 9 is anticipated for use as a water quality basin. (Airport Compatibility Zone D 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).

3.2 Staff report recommended:  
**CONTINUE to 10-11-18**

Staff recommended at hearing:  
**CONTINUE to 10-11-18**

ALUC Commission Action:  
**CONTINUED to 10-11-18 (Vote 4-0; Absent: Manos, Betts, Lyon)**

**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

CDS:

1

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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). 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**

Staff recommended at hearing:  
**CONSISTENT**

ALUC Commission Action:  
**CONSISTENT (Vote 4-0;  
Absent: Manos, Betts, Lyon)**

**ZAP1317MA18 – Meridian Park, LLC (Representative: Jeff Gordon)** – March Joint Powers Authority Case Nos. GPA18-01 (General Plan Amendment), SPA18-01 (Specific Plan Amendment), TTM18-01 (Revision to Tentative Tract Map No. 30857), PP18-02 and PP18-03 (Plot Plans). PP18-02 proposes a commercial development consisting of 140,570 square feet of office area, 7,905 square foot commercial retail building (which may include dining establishments) with drive-through, a 3,300 square foot fast food restaurant with drive-through, a gas station with 12 vehicle fueling pumps and a 3,062 square foot convenience store on 23.68 acres located southerly of Van Buren Boulevard and easterly of the southerly extension of Orange Terrace Drive. PP18-03 proposes a 500,000 square foot industrial high cube warehouse building on 22.96 acres located on the northeast corner of Krameria Avenue and Coyote Bush Road. The applicant also proposes to amend the March Joint Powers Authority General Plan and March Business Center Specific Plan SP-1 (March Business Center Specific Plan SP-1 Amendment #7) land use designations of 61.93 acres within SP-1 South Campus as follows: 6.57 acres from Commercial to Business Park; 3.7 acres, from Office to Commercial; 4.11 acres from Business Park to Office; 25.77 acres, from Business Park to Industrial; and 21.78 acres, from Industrial to Business Park. The applicant also proposes revisions to the numbers, sizes, and locations of proposed lots in Tentative Tract Map No. 30857. (Airport Compatibility Zone C2 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)

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- 3.4 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 4-0; Absent: Manos, Betts, Lyon)**
- ZAP1026CH18 – The Merge Company I, LLC (Representative: Raymond A. Polverini)** – City of Eastvale Case Nos. PLN18-20026 (General Plan Amendment, Change of Zone, Major Development Review, Tentative Parcel Map, Conditional Use Permit), a proposal to develop a commercial/industrial center consisting of 67,822 square feet of commercial building area on 10.8 acres and 336,501 square feet of industrial building area on 15.4 acres of a 26.2 gross acre site located on the northeast corner of Archibald Avenue and Limonite Avenue. The applicant also proposes to amend the commercial site’s General Plan land use designation from Light Industrial (LI) to Commercial Retail (CR) and change its zoning from Heavy Agricultural (A-2) to General Commercial (C-1/C-P), and to change the zoning of the industrial site from Heavy Agricultural (A-2) to Industrial Park (I-P). Also proposed is a tentative parcel map to subdivide the overall 26.2 gross acres into 17 parcels. (Airport Compatibility Zone C and D of the Chino 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: **OPEN PUBLIC HEARING/DISCUSS AND CONTINUE TO 10-11-18**  
Staff recommended at hearing: **OPEN PUBLIC HEARING/DISCUSS AND CONTINUE TO 10-11-18**  
ALUC Commission Action: **CONTINUED FOR DISCUSSION AND PUBLIC COMMENT TO 10-11-18 DUE TO LACK OF QUORUM. RECUSE: YOUMANS; ABSENT: MANOS, BETTS, LYON**
- 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. Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

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**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 for March Air Reserve Base/Inland Port Airport

Simon Housman, ALUC Director presented a bar chart to the Commission regarding the future timeline estimates on the March Airport Land Use Compatibility Plan (ALUCP) and Joint Land Use Study process (JLUS).

**5.0 APPROVAL OF MINUTES**

The ALUC by a unanimous vote of 4-0 approved the August 9, 2018 minutes. Absent: Manos, Betts and Lyon

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

None

**7.0 COMMISSIONER'S COMMENTS**

Richard Stewart, Acting Chairman advised that the Technical Advisory Committee (TAC) for the March Joint Powers Authority approved flights by Amazon into the March Global Port which is good due to its valuable usage for fees of that runway. He also noticed the significant amount of building development around the airports and commented the very important duties ALUC staff and the Commissioners have regarding the future of all airports.

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4

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