



**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
DECEMBER 12, 2019**

12-16-19

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

COMMISSIONERS ABSENT: Steve Manos

2.0 PUBLIC HEARING: CONTINUED ITEMS

2.1 Staff report recommended: **CONTINUE to 1-9-20**
Staff recommended at hearing: **CONTINUE to 1-9-20**
ALUC Commission Action: **CONTINUED to 1-9-20 (Vote 5-0; Absent: Butler, Manos)**

ZAP1386MA19 – Core 5 Industrial Partners (Representative: EPD Solutions) – County of Riverside Case No. PPT190028 (Plot Plan). A proposal to construct a 197,856 square foot industrial manufacturing building with mezzanines on 10.96 acres located easterly of Harvill Avenue, northerly of Daytona Cove, westerly of 215 freeway, and southerly of Orange Avenue. The applicant also proposes rooftop solar panels totaling 164,300 square feet (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from 11-14-19. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

2.2 Staff report recommended: **CONTINUE to 1-9-20**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **CONSISTENT** based on Policy 3.3.6 Finding (**Vote 6-0; Absent: Manos**)

ZAP1080BD19 – Michael Griswold (Representative: Egan Civil, Inc.) – County of Riverside Case No. PPT190025 (Plot Plan), TPM37675 (Tentative Parcel Map). A proposal to establish a 5-unit 6,748 square foot vehicle and RV/boat storage building with a condominium parcel map for each of the units on 0.70 acres located southerly of Country Club Drive and Interstate 10 freeway, westerly of Jefferson Street, easterly of Adams Street, and northerly of the Bermuda Dunes Airport (Airport Compatibility Zones A and B2 of the Bermuda Dunes Airport Influence Area). Continued from 11-14-19. Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

3.0 PUBLIC HEARING: NEW ITEMS

3.1 Staff report recommended: **CONDITIONALLY CONSISTENT**
Staff recommended at hearing: **CONSISTENT**, subject to the updated conditions provided at the meeting which incorporates FAA conditions
ALUC Commission Action: **CONSISTENT**, subject to the updated conditions provided at the meeting which incorporates FAA conditions (Vote 6-0; Absent: Manos)

ZAP1037BA19 – Bremco Construction, Inc., (Representative: William Lewis) – City of Banning Case Nos. CUP19-8005 (Conditional Use Permit), DR19-7013 (Design Review). A proposal to establish a truck terminal facility which includes a 11,670 square foot office building with mezzanine, a 63,360 square foot cross loading dock terminal, a 1,042 square foot line-haul building, a 14,232 square foot maintenance building, two above ground diesel fuel storage tanks totaling 40 gallons, and a 80 square foot security guard building on 39.07 acres located northerly of Westward Avenue, easterly of Hathaway Street, and southerly of Banning Municipal Airport (Airport Compatibility Zones B2 & D of the Banning Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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@rivco.org

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- 3.2 Staff report recommended: **ZAP1388MA19 – REC Solar (Representative: Tomas Mendez) – CONTINUE to 1-9-20**
City of Moreno Valley Case No. PEN19-0200 (Plot Plan). A proposal for the installation of a 2,804 kilowatt solar roof top panel system (ONT 6) on the existing 1,173,709 square foot Amazon warehouse/distribution center on a 35.4 acre parcel located at 24208 San Michele Road. (A previous proposal to establish a 4014.36 kilowatt solar rooftop panel system on the same building had been found consistent by the ALUC, and was approved by the City's Planning Commission, but is set to expire) (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
- Staff recommended at hearing: **CONTINUE to 1-9-20**
- ALUC Commission Action: **CONTINUED to 1-9-20**
(Vote 6-0; Absent: Manos)

4.0 **ADMINISTRATIVE ITEMS**

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

4.2 **Federal Aviation Administration Determination for ZAP1092FV19**

Simon Housman, ALUC Director updated the Commission regarding the process following their October determination of Conditional Consistency, which generally involves waiting to hear back from the Federal Aviation Administration (FAA) and adding conditions they might have. The applicant has agreed to go back to the FAA for review of buildings located adjacent to the runway.

4.3 **Commissioner Public Contact Information**

ALUC staff will look into generating Commissioner e-mail contacts through the ALUC website.

5.0 **APPROVAL OF MINUTES**

The ALUC by a unanimous vote of 6-0 approved the November 14, 2019 minutes. Absent: Manos

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

Simon Housman, ALUC Director informed the Commission he attended a meeting with a representative of the Office of Economic Assistance and several representatives of the March ARB and local communities and agencies regarding a potential grant to fund the Joint Land Use Study at the March Air Reserve Base.

7.0 **COMMISSIONER'S COMMENTS**

Commissioner Richard Stewart informed that he will be in Michigan for the next ALUC meeting on January 9th, but his alternate will attend.

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CDS:

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