



**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JUNE 13, 2019**

6/27/19

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

COMMISSIONERS ABSENT: None

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW ITEMS

3.1 Staff report recommended:
CONDITIONALLY CONSISTENT

Staff recommended at hearing:
CONDITIONALLY CONSISTENT,
subject to the conditions included
herein, and such additional
conditions as may be required by
the FAA OES.

ALUC Commission Action:
CONDITIONALLY CONSISTENT,
subject to the conditions included
herein, and such additional
conditions as may be required by
the FAA OES. **(Vote 7-0)**

ZAP1366MA19 – T-Mobile (Representative: Coastal Business Group) – County of Riverside Case No. PPT180010 (Plot Plan). A proposal to construct a 50 foot tall mono-tree wireless communication facility with a 400 square foot equipment shelter area on 1.98 acres located on the northwest corner of Haines Street and Oleander Avenue in the unincorporated community of Mead Valley (Airport Compatibility Zone C2 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

3.2 Staff report recommended:
CONSISTENT

Staff recommended at hearing:
CONSISTENT

ALUC Commission Action:
CONSISTENT (Vote 7-0)

ZAP1364MA19 – RD Moval, LLC (Representative: Jonathan Zane) – City of Moreno Valley Case No. PEN19-0052 (Conditional Use Permit). A proposal to establish a commercial cannabis dispensary within an existing 2,379 square foot building with an address of 21820 Alessandro Boulevard, located on the north side of Alessandro Boulevard, westerly of Day Street, and easterly of Old 215 Frontage Road and I-215. The proposed cannabis dispensary will occupy one of three existing buildings on the 0.9-acre property (Assessor's Parcel Number 263-220-015), with the other two buildings being not part of the project scope. No new building construction is proposed (Airport Compatibility Zone B1-APZ-II 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

CDS:

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- 3.3 Staff report recommended: **ZAP1073PS19 – Tower Energy (Representative: RCE Consultants)**
CONSISTENT
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
– City of Cathedral City Case Nos. SPA87-26C (Specific Plan Amendment), CUP19-002 (Conditional Use Permit). A proposal to establish a gas station facility with a 5,056 square foot convenience store and 12 fueling stations on 1.74 acres, located on the northwest corner of Date Palm Drive and Ortega Road. The applicant also proposes amending Specific Plan No. 87-26B text deleting ‘convenience market’ use from the list of prohibited uses within the Specific Plan (Airport Compatibility Zone D of the Palm Springs International Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.4 Staff report recommended: **ZAP1075PS19 – Desert Hot Springs Wind, LLC/Terra-Gen Development Company, LLC (Representative: Armand Anselmo)**
CONSISTENT
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
– City Planning Case Nos. CUP 01-18 (Conditional Use Permit) and VAR 01-18 (Variance). “Desert Hot Springs Wind Repowering Project”: A proposal to decommission and remove 69 existing commercial wind turbines and install 4 new commercial wind turbines with a maximum height of 499 feet above ground level on 161.61 acres (the southwest quarter of Section 31, Township 2 South, Range 4 East, also identifiable as Assessor’s Parcel Number 667-160-001) of mountainous terrain located northerly of the unincorporated community of Painted Hills, westerly of State Highway Route 62, northerly of Avenue 16, and easterly of Windhaven Road. Each turbine would have a generating capacity between 2.0 megawatts (MW) and 4.2 MW. A laydown yard, new temporary and permanent internal roads, and connection to 12-kilovolt (kV) electrical collection lines are also anticipated. ALUC review is required due to the proposed turbines being greater than 200 feet in height. (Not in an Airport Influence Area. Closest airport: Palm Springs International Airport). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- 3.5 Staff report recommended: **ZAP1079BD19 – La Paloma Homes (Representative: Egan Civil, Inc.)**
CONSISTENT (Change of Zone; CONDITIONALLY CONSISTENT (Tract Map))
Staff recommended at hearing: **CONSISTENT (Change of Zone; CONDITIONALLY CONSISTENT (Tract Map))**
ALUC Commission Action: **CONSISTENT (Change of Zone; CONDITIONALLY CONSISTENT (Tract Map))**, subject to the conditions included herein, and such additional conditions as may be required by the FAA OES
(Vote 6-0; Recuse: Youmans)
– County of Riverside Case Nos. CZ1900007 (Change of Zone), TTM37735 (Tentative Tract Map). A proposal to divide 3.70 gross acres into 17 single family residential lots, and change the zoning of the site from Controlled Development Areas (W-2) to General Residential (R-3-6,000), located westerly of Hopewell Avenue, northerly of Port Royal Avenue, easterly of Hermitage Drive, and southerly of Aerodrome Avenue (Airport Compatibility Zone D of the Bermuda Dunes Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

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- 3.6 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1090FV19 – AVA Property Investments, LLC (Representative: Benjamin J. Stables, PEC West, Inc.)** – County of Riverside Case Nos. PP26346 (Plot Plan) and PM37398 (Tentative Parcel Map). PP26346 is a proposal to construct a five-building commercial retail center with a combined gross floor area of 56,700 square feet on approximately 7.3 acres located on the easterly side of Winchester Road (State Highway Route 79), westerly of Sky Canyon Road (extended southerly) and northerly of Willows Avenue in the unincorporated community of French Valley. The development would include a 31,900 square foot grocery store, a 10,000 square foot retail building, a 7,500 square foot tire shop/service center, a 3,000 square foot restaurant with drive-through, and a 4,300 square foot car wash structure. PM37398 is a proposal to divide the site into five parcels, so that each building would be located on a separate parcel. (Compatibility Zone D of the French Valley Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org
- 3.7 Staff report recommended: **CONDITIONALLY CONSISTENT**
Staff recommended at hearing: **CONDITIONALLY CONSISTENT**, subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.
ALUC Commission Action: **CONDITIONALLY CONSISTENT**, subject to the conditions included herein, and such additional conditions as may be required by the FAA OES. **(Vote 7-0)**
- ZAP1083FV18 – Pierer Immoreal North America, LLC (Representative: CASC Engineering and Consulting)** – County of Riverside Case No. PPT180022 (Plot Plan). A proposal to revise the original KTM project that was accepted by the Commission on November 8, 2018, the new proposal is to construct a two-story 47,675 square foot KTM headquarters office building, a 60,860 square foot motorsport research building, a 17,917 square foot warehouse building, a 20,696 square foot outdoor semi-truck parking area, and an outdoor 8,602 square foot maintenance area, on 19.57 acres (development footprint) of a 56.95-acre site, located northerly of Borel Road, easterly of Winchester Road Highway 79, westerly of Sky Canyon Road, and southerly of Sparkman Way (Airport Compatibility Zones B2 and D of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.8 Staff report recommended: **DISCUSS and CONTINUE**
Staff recommended at hearing: **DISCUSS and CONTINUE to July 11, 2019.**
ALUC Commission Action: **DISCUSS and CONTINUE to July 11, 2019. (Vote 7-0)**
- ZAP1046TH19 – Kohl Ranch Company, LLC “Thermal Beach Club” (Representative: Melissa Perez, Albert A. Webb Associates)** – County of Riverside Planning Case Nos. TTM 37269 (Tentative Tract Map) and PP 180037 (Plot Plan). Tentative Tract Map No. 37269 is a proposal to divide 239 acres within two existing parcels with a total area of 307.12 acres located southerly of 64th Avenue, easterly of Tyler Street, northerly of 66th Avenue, and westerly of Polk Street into 210 residential lots that will accommodate 326 dwelling units. All of the lots will have a net area not exceeding 8,712 square feet (0.2 acre). 128 lots will accommodate individual single-family residences. 65 lots will accommodate duplexes (two unit structures). 17 lots will accommodate four-unit structures (four-plexes). Additional lots will accommodate a surf lagoon, village area with clubhouse buildings, reservoir, and drainage areas. Plot Plan No. 180037 is a proposal to establish a surf lagoon with wave making capabilities on 21 acres and to develop a clubhouse village area consisting of four buildings with a combined gross floor area of 42,000 square feet. Anticipated uses of the clubhouse buildings include a restaurant, kitchen facilities, bar, spa, exercise facilities, swimming pool, deck, retail uses, and administration. The project is proposed under the name “Thermal Beach Club” (Compatibility Zones D and E of the Jacqueline Cochran Regional Airport Influence Area). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

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- 3.9 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1035RG19 – City of Riverside (Representative: Jarrod Coleman)** – City Planning Case Nos. P19-0054 (General Plan Amendment) and P19-0057 (Zoning Ordinance Amendment). P19-0054 is a proposal to amend the Land Use and Urban Design Element of the City’s General Plan so as to broaden the range of zoning classifications considered to be consistent with the various General Plan land use designations, involving amendments to Table LU-5 Consistency Matrix, inclusion of two new tables (Table LU-6 Consistency Quick Check and Table LU-7 Consistency Criteria), and amendments to the descriptions of various land use designations and of the process for determination of General Plan consistency. Among nonresidential zones, Commercial Retail (CR) and Commercial General (CG) zoning would be considered consistent with the Commercial Regional Center, Office, Business/Office Park, Industrial, Mixed Use-Village, and Mixed Use-Urban designations, as well as the Commercial designation. The Commercial Retail zone would also be considered consistent with the Mixed Use-Neighborhood designation. The Office (O) zone would be considered consistent with the Business/Office Park and Public Facilities and Institutional Uses designations, as well as the Office designation. P19-0057 would amend Chapter 19.090 of the City’s Zoning Code by identifying the steps to determine General Plan consistency utilizing Tables LU-5, LU-6, and LU-7. (Citywide). Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rivco.org

4.0 **ADMINISTRATIVE ITEMS**

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

4.2 **Notification: Upcoming Election of Commission Officers**

John Guerin, ALUC staff informed the Commission that the upcoming election for Chair and Vice Chair will be held on July 11 at the next ALUC Commission Hearing.

4.3 **Off-Field landing: March Air Reserve Base/Inland Port Airport Influence Area, May 16, 2019**

Commissioner Richard Stewart commented if there is a way to have staff contact them on any information or news regarding off-field landings.

5.0 **APPROVAL OF MINUTES**

The ALUC by a unanimous vote of 7-0 approved the May 9, 2019 minutes.

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

None

7.0 **COMMISSIONER’S COMMENTS**

None

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