

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 8, 2015**

10/29/15

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Glen Holmes, John Lyon, Steve Manos

COMMISSIONERS ABSENT: Greg Pettis

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

2.1 Staff report recommended:  
**CONDITIONAL CONSISTENCY**

Staff recommended at hearing:  
**CONSISTENCY** for the Master Plot Plan, subject to the conditions included in the staff report and the additional conditions provided today in order to comply with the requirements of the Federal Aviation Administration Obstruction Evaluation Service.

ALUC Commission Action:  
**CONSISTENT** for the Master Plot Plan, subject to the conditions included in the staff report and the additional conditions provided today in order to comply with the requirements of the Federal Aviation Administration Obstruction Evaluation Service.  
(Vote 6-0; Absent: Pettis)  
(See Minutes)

**ZAP1135MA15 – Jack Kofdarali and Ino Cruz/French Valley Benton Rd., LP** – City of Moreno Valley Case No.: PA15-0032 (Master Plot Plan). The applicant proposes to develop and operate a 48,140 square foot industrial warehouse (including 4,000 square feet of office space), a gasoline and diesel service station with 14 pumps, a 3,800 square foot convenience store, three fast-food restaurants with a combined gross floor area of 9,200 square feet, and a car wash on 6.31 acres located northerly of Cactus Avenue, easterly of Commerce Center Drive, and southerly of Goldencrest Drive in the City of Moreno Valley. (Assessor's Parcel Numbers 297-130-052, -053, and -054) (Airport Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

2.2 Staff report recommended:  
**CONSISTENT**

Staff recommended at hearing:  
**CONSISTENT**, subject to the conditions included in the staff report, with reinstatement of Conditions Nos. 4, 5, and 8 as amended and added by your Commission at the April 9 public hearing (i.e., the conditions as specified in the ALUC letter dated April 13, 2015).

**ZAP1020CH15 – Wal-Mart Stores, Inc. (Representatives: Kathleen Bonesz, Kimley-Horn and Associates; Jonathan Shardlow, Gresham Savage Nolan and Tilden)** – City of Eastvale Case Number 12-0051 (Major Development Plan/Conditional Use Permit, General Plan Amendment [GPA], Change of Zone [CZ], Tentative Tract Map). The applicant proposes to develop a 192,000 square foot Wal-Mart on 20.95 acres of a 24.8 gross acre property located at the southeast corner of Archibald Avenue and Limonite Avenue, northerly and westerly of Southern California Edison transmission lines and James C. Huber Park. The site is presently split between areas designated Light Industrial and Commercial Retail on the City's General Plan. The GPA would designate the entire site as Commercial Retail. Similarly, the site is presently split between areas zoned C-1/C-P (General Commercial) and M-SC (Manufacturing-Service Commercial). The CZ would apply C-1/C-P zoning to the

**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  
OCTOBER 8, 2015**

ALUC Commission Action:  
**CONSISTENT, subject to the conditions included in the staff report, with reinstatement of Conditions Nos. 4, 5, and 8 as amended and added by your Commission at the April 9 public hearing (i.e., the conditions as specified in the ALUC letter dated April 13, 2015). (Vote 6-0; Absent: Pettis) (See Minutes)**

entire site. Finally, Tentative Tract Map No. 35061 would divide the property into six (6) parcels. FURTHER CONSIDERATION: This project is being reconsidered due to change in location of required open areas. (Compatibility Zones C and D of the Chino Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org

**3.0 PUBLIC HEARING: NEW ITEMS**

3.1 Staff report recommended:  
**CONSISTENT**

Staff recommended at hearing:  
**CONSISTENT**

ALUC Commission Action:  
**CONSISTENT (Vote 5-1; Dissenting: Ballance; Absent: Pettis)**

**ZAP1142MA15 – Iris Avenue Land, LLC (Representative: Rick Engineering)** – County of Riverside Case Nos.: CZ 07876 (Change of Zone) and TR 36897 (Tentative Tract Map). CZ 07876 is a proposal to change the zoning of 119.39 acres located westerly of Chicago Avenue and northerly of Iris Avenue (Assessor's Parcel Number 245-300-001) from A-1-10 (Light Agriculture, 10 acre minimum lot size) to R-1-1/2 (One-family dwellings, one-half acre minimum lot size). Tentative Tract Map No. 36897 is a proposal to subdivide 110.1 gross acres of the same property into 103 single-family residential lots with a minimum lot size of one-half acre, 3 lots for water quality basins, 3 open space lots, one lot for sewer purposes, and one lot for a lift station. (There would also be an 11.2-acre remainder lot.) (Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

3.2 Staff report recommended:  
**CONSISTENT**

Staff recommended at hearing:  
**CONSISTENT**

ALUC Commission Action:  
**CONSISTENT (Vote 6-0; Absent: Pettis)**

**ZAP1144MA15 – Sean Court Estates, LLC (Representative: Vit Liskutin)** – County Case No.: GPA 00917 (General Plan Amendment). A proposal to amend the Reche Canyon/Badlands Area Plan (General Plan) land use designation of an 8.48-acre parcel (to wit, Assessor's Parcel Number 473-420-010) located northerly of Walther Avenue, westerly of Sean Court, and easterly of Keith Drive from R:RR (Rural Residential [5 acre minimum] within the Rural Foundation Component) to RC: VLDR (Very Low Density Residential [one acre average lot size/one dwelling unit per acre] within the Rural Community Foundation Component.) (Airport Compatibility Zone E/High Terrain Zone of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.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@rctlma.org

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 8, 2015**

- 3.3 Staff report recommended: **ZAP1146MA15 – Cardinal CG Company (Cardinal Glass)**  
**CONSISTENT**  
**(Representative: David Fillmore, Sitts & Hill Engineers)**  
– City of Moreno Valley Case No. P15-061 (Amended Plot Plan). A proposal to expand the existing Cardinal glass tempering facility located on an 18.81-acre parcel at 24100 Cardinal Avenue (Assessor’s Parcel Number 316-100-045, on the northeast corner of Heacock Street and Cardinal Avenue) from 72,757 square feet to 122,439 square feet in floor area. The areas utilized for manufacturing would be increased from 10,200 to 19,504 square feet, and the areas utilized for warehousing and equipment would be increased from 57,173 to 97,551 square feet. Office areas would remain at 5,384 square feet. (Airport Compatibility Zone C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)
- 3.4 Staff report recommended: **ZAP1137MA15 – Prologis, LP (Representative: Grant Henninger, T&B Planning)**  
**CONSISTENT**  
– City of Moreno Valley Case Nos.: PA15-0014, PA15-0015, PA15-0016, PA15-0017 (Plot Plans), PA15-0018 (Tentative Parcel Map No. 36150, and PA15-036 (Specific Plan Amendment). The applicant proposes development of Moreno Valley Logistics Center, consisting of four industrial (predominantly warehouse) buildings. Building 1 (PA15-0014) would have a gross floor area of 1,351,770 square feet, including 30,000 square feet of office space. Building 2 (PA15-0015) would have a gross floor area of 122,516 square feet, including 10,000 square feet of office space. Buildings 1 and 2 would be located westerly of Indian Street, southerly of Krameria Avenue, and northeasterly of the drainage channel. Building 3 (PA15-0016) would have a gross floor area of 97,222 square feet, and Building 4 (PA15-0017) would have a gross floor area of 166,010 square feet. Buildings 3 and 4 would be located easterly of Heacock Avenue, northerly of Cardinal Avenue, and southwesterly of the drainage channel. Tentative Parcel Map No. 36150 (PA15-0017) would divide the portion of the site easterly of the drainage channel (69.55 acres) into two lots, so that Buildings 1 and 2 would be on separate legal lots. The applicant also proposes to amend (PA15-036) the Moreno Valley Industrial Specific Plan (Specific Plan No. 208) so as to allow the buffer between industrial and residential uses along the west side of Indian Street southerly of Krameria Avenue and northerly of the drainage channel to be reduced from 250 feet to 100 feet. (Airport Compatibility Zones C1 [Buildings 3 and 4] and D [Buildings 1 and 2] of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Pettis)**

**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  
OCTOBER 8, 2015**

- 3.5 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Pettis)**
- ZAP1034TH15 – Fullerton Architects PC (Nick Fullerton), for Paul Porteous** – County Case No. BRS 150618 (Building Permit). The applicant proposes to install and operate roof mounted photovoltaic solar panels on a private member's seasonal residence/garage located at 61801 Fullerton Drive (Lot 38 of Thermal Club – Assessor's Parcel Number 759-220-002) within the motorsports facility located northerly of 62nd Avenue, easterly of Tyler Street, westerly of Polk Street, and southerly of 60th Avenue in the unincorporated community of Thermal (Zone D of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)
- 3.6 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Pettis)**
- ZAP1035TH15 – Fullerton Architects PC (Nick Fullerton), for Dana Kemper** – County Case No. BRS 150639 (Building Permit). The applicant proposes to install and operate roof mounted photovoltaic solar panels on a private member's seasonal residence/garage located at 61-653 Goodwood Drive (Lot 63 of Thermal Club – Assessor's Parcel Number 759-220-027) within the motorsports facility located northerly of 62nd Avenue, easterly of Tyler Street, westerly of Polk Street, and southerly of 60th Avenue in the unincorporated community of Thermal (Zone D of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)
- 3.7 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Pettis)**
- ZAP1149MA15 – Kearny Modular Way, LLC/Kearny Real Estate Company, for Earthshine LP (Representative: Jason Rosin)** – County Case No.: PP25870 (Plot Plan). A proposal to establish a stone and stone product distribution facility with outdoor storage of concrete pallets on a 14.53-acre parcel located at 24100 Orange Avenue (to wit, Assessor's Parcel Number 305-090-048), on the north side of Orange Avenue, easterly of Harvill Avenue, southerly of Water Street, and westerly of Interstate 215. There are two existing buildings on the property, one with 80,000 square feet of floor area and one with 16,000 square feet. The 16,000 square foot building will be demolished; a 2,000 square foot modular office building with restroom facilities will be added. A water quality basin will also be added. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.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@rctlma.org](mailto:basantos@rctlma.org)

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 8, 2015**

- 3.8 Staff report recommended: **ZAP1147MA15 – John Mulvihill/One Sun Life**  
**CONSISTENT**  
**(Representative: Karina Fidler, Kimley-Horn and Associates)** – March JPA Case No.: Variance 15-02  
Staff recommended at hearing: [Associated case: Plot Plan 13-02 A3]. Previously  
**CONTINUE to 11-12-15** approved Plot Plan 13-02 was a proposal to develop a  
ALUC Commission Action: 510,000 square foot industrial warehouse building on 25.74  
**CONTINUED to 11-12-15** acres located northerly and easterly of Opportunity Way,  
**(Vote 6-0; Absent: Pettis)** easterly of Meridian Parkway, westerly of Interstate 215,  
and northerly of Van Buren Boulevard, within the land use  
jurisdiction of the March Joint Powers Authority. Plot Plan  
13-02 A3 would amend the previously approved Plot Plan  
by increasing the maximum building height from 44 feet to  
48 feet and increasing the maximum top point elevation to  
1,606 feet above mean sea level. The Variance is required  
in that the building height at up to 48 feet above ground  
level exceeds both the Specific Plan standard of 35 feet  
(Table III-2 of Specific Plan No. 5) and the proposed  
minimum rear yard setback of 44 feet. (A Variance would  
not have been required had all setbacks been at least 48  
feet.) (Airport Compatibility Zone B2 of the March Air  
Reserve Base/Inland Port Airport Influence Area, within the  
March Business Center/Meridian Exception Site 1). ALUC  
Staff Planner: Russell Brady at (951) 955-0549, or e-mail at  
[rbrady@rctlma.org](mailto:rbrady@rctlma.org)
- 3.9 Staff report recommended: **ZAP1141MA15 - PSG (Pacific Steel Group) Perris LLC**  
**INCONSISTENT**  
**(Representative: Smith Consulting Architects)** – City of  
Perris Case No. DPR 15-00005 (Development Plan  
Review). A proposal to develop two buildings with a  
combined floor area of 99,846 square feet on a 9.1-acre lot  
located southerly of Nance Street and westerly of Indian  
Avenue (Indian Street) in the City of Perris. The larger  
building, 89,246 square feet in area, would include 62,985  
square feet of manufacturing space, with the remaining  
26,261 square feet used for warehousing. The anticipated  
use of this building is for fabrication of reinforcing steel  
products. The smaller building, 10,600 square feet in area,  
would be used for offices and administrative purposes.  
The site has an address of 24455 Nance Street and is  
identified as Assessor's Parcel Number 302-030-001.  
(Airport Compatibility Zones B1-APZI and B2 of the March  
Air Reserve Base/Inland Port Airport Influence Area).  
ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-  
mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.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@rctlma.org](mailto:basantos@rctlma.org)

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 8, 2015**

**4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

**5.0 APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 6-0 approved the August 13, 2015 minutes.  
Absent: Pettis

Chairman Housman, Vice-Chairman Ballance, and Commissioner Manos all abstained from voting on the September 10, 2015 minutes, which received a favorable vote of 3-0. As four votes are necessary for approval of minutes, the September 10, 2015 minutes will be placed back on the agenda for the November 12 ALUC Commission Meeting.

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

None

**7.0 COMMISSIONER'S COMMENTS**

Commissioner Holmes noted that there were 2,500,000 square feet of industrial and commercial floor space proposed on the agenda. Chairman Housman acknowledged that a lot of large warehouses are proposed in the vicinity of March Air Reserve Base. Chairman Housman announced that Riverside County will be hosting an air show at the French Valley Airport on Saturday, November 7, 2015.

Y:\ALUC Report of Actions\2015 ROA\ROA10-8-15.doc

**CDS:**

6

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)