

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 14, 2006**

9/19/06

**COMMISSION ACTION**

**STAFF RECOMMENDATION**

**4.0 - ADMINISTRATIVE ITEMS**

4.1 – The ALUC Meeting scheduled for October 12, 2006 is cancelled and re-scheduled to October 19<sup>th</sup> at 1:00 p.m. A special meeting regarding French Valley is scheduled for October 26, 2006 at the Eastern Municipal Water District in Perris at 9:00 a.m.

**5.0 CONSENT CALENDAR**

5.1 Withdraw prior approval of Alternative 3 and ADOPT Alternative 3B with modifications to paragraphs 14 and 17 of the resolution; also, withdraw change from unnecessary to unsafe.

**Resolution for TH-06-105 – Riverside County Planning Department and Environmental Assessment No. 40817.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org). (TAPE 1A)

**Staff Recommendation:** ADOPTION of Resolution No. TH-06-001 Adopting a De Minimis Finding, Adopting a Mitigated Negative Declaration for Environmental Assessment No. 40817, Denying the amendment as proposed, and approving Alternative Three.

**6.0 CONSISTENCY**

6.1 CONSISTENT

**TH-06-107 – CNH Investments, LLC/Don Newell - County Case Nos. GPA 00771, SP 350, CZ 07244.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org). (TAPE 1A)

**Staff Recommendation:** CONSISTENT

6.2 CONSISTENT

**MA-06-129 – Sycamore Partnership L.P./Investment Building Group/Brian Bargemann - City Case No. P06-0160 (Design Review) – Development of a 317,223 sq. ft. industrial building/warehouse on a 30.21-acre site.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org). (TAPE 1A).

**Staff Recommendation:** CONSISTENT

**TAPES:**

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6.3 CONSISTENT

**ZAP1001BD – DBP Ventures – County Case No. PP21736 -  
Development of 14 industrial buildings with a total floor  
area of 101,965 square feet at Desert Business Park.**

ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org)..(TAPE 1A)

**Staff Recommendation:** CONSISTENT

**7.0 CONDITIONAL CONSISTENCY**

7.1 Item 8.2 was moved to the  
consent calendar under 7.1  
CONDITIONAL  
CONSISTENCY (FAA Form  
7460-1 was submitted).

SEE BELOW FOR DESCRIPTION

**8.0 CONTINUANCE**

8.1 Because of the court's ruling, the  
Commission is unable to take  
action on this matter at this time.

**ZAP1001FV – Penfield Partners/Devcon Development –  
County Case Nos. CZ07352 and PP21024 – Change of  
Zone from R-R (Rural Residential) to I-P (Industrial Park)  
and development of a 51,314 sq. ft. industrial building  
(predominantly warehousing) on a 4.93-acre site. ALUC  
Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at  
[clara@rctlma.org](mailto:clara@rctlma.org). (TAPE 2A)**

**Staff Recommendation:** CONTINUANCE to October  
meeting, or CONDITIONAL CONSISTENCY if FAA Form  
7460-1 submitted by hearing date.

8.2 CONDITIONAL  
CONSISTENCY (FAA Form  
7460-1 was submitted).

**ZAP1002MA – Prologis – County Case Nos. PM33942 and  
PP20699 – Development of five distribution/warehouse  
buildings. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-  
0549, or E-mail at [clara@rctlma.org](mailto:clara@rctlma.org). (TAPE 1A )**

**Staff Recommendation:** CONTINUANCE to October  
meeting, or CONDITIONAL CONSISTENCY if FAA Form  
7460-1 submitted by hearing date.

**TAPES:**

2

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**9.0 OLD BUSINESS**

- 9.1 Because of the court's ruling, the Commission is unable to take action on this matter at this time. **FV-06-109 Garrett Group, LLC/Silverhawk Investments, LLC**– Plot Plan No. 21731 proposing development of three single-story buildings. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org). (TAPE 1A&B AND 2A)
- Staff Recommendation:** CONTINUANCE TO OCTOBER MEETING
- 9.2 Because of the court's ruling, the Commission is unable to take action on this matter at this time. **FV-05-103 – Havadjia Holdings and Michael Monteleone - County Case No. PP20375 – Development of a 3,183 square foot Farmer Boys Restaurant.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org). (TAPE 1B & 2A)
- Staff Recommendation:** INCONSISTENT (without Specific Plan exemption).
- 9.3 Because of the court's ruling, the Commission is unable to take action on this matter at this time. **FV-06-106 –Pointe Murrieta Partners – Commercial/Industrial (Schedule E) Parcel Map No. 34461 and Plot Plan No. 21352 for 170,000 sq. ft. of commercial/service industrial buildings.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org). (TAPE 2B)
- Staff Recommendation:** INCONSISTENT with the 1996 FVCLUP; consider continuance to November for preparation of an EA and re-adoption of the 2004 FVALUCP.
- 9.4 CONDITIONALLY CONSISTENT pursuant to Countywide Policy 3.36. **TH-06-106 – Van Buren Estates, LLC - Case Nos. GPA 00787, CZ 07291, and Tract Map No. 34556 – Airport Zones D and E.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org). (TAPE 2B)
- Staff Recommendation:** INCONSISTENT (due to density of portion in Zone D).

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- 9.5 **CONDITIONALLY CONSISTENT** as revised, pending FAA approval. **BD-06-100 – Marsha Vincelette – Plot Plan 21072 for 90,000 sq. ft. office building.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org). (TAPE 2B)
- Staff Recommendation:** INCONSISTENT in absence of additional data.
- 9.6 **INCONSISTENT** with regard to residential densities in the Inner Turning Zone and Sideline Zone as per State Handbook; project is consistent outside those areas. **HR-06-100 – Hemet 63 Investments, LLC/Corman Leigh Communities - Case Nos. GPA 05-4 and ZC 05-4 – Amend General Plan designation from Commercial/Industrial to Mixed Use, and change zoning from M-2 to C-2, R-1 and R-3 on 63 acres.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org). (TAPE 2B)
- Staff Recommendation:** INCONSISTENT with State Handbook guidelines for densities in inner Turning Zone and Sideline Zone.
- 9.7 **CONDITIONALLY CONSISTENT**, with letter advising City that large commercial retail facilities would be inconsistent with existing Hemet-Ryan Plan. **HR-06-101 – JAKS, LLC/Meyers, Nave, Riback, Silver and Wilson - GPA 04-07 amending the General Plan designation. Area I, Area II, and Transition Area.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).(TAPE 3A)
- Staff Recommendation:** **CONDITIONALLY CONSISTENT**, but NOT ADVISABLE; large commercial retail facilities would be found inconsistent. Include letter to City regarding future development.
- 9.8 **CONTINUE TO OCTOBER** **RI-05-133 – MMI Titan, Inc. - Case No. P-05-1070 (Conditional Use Permit) – Airport Zones B2 and A.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org). (TAPE 3A)
- Staff Recommendation:** **CONTINUE TO OCTOBER**; to allow applicant additional time to obtain FAA clearance.

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9.9 CONDITIONALLY  
CONSISTENT as revised,  
pending FAA approval.

**RI-06-116 – Lindborg and Urbano – Case Nos. P-06-0719 and P-06-0714- Change zoning from R-1-65 to MP and develop a three-building, multi-tenant industrial project. Airport Zones B1 and A.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org). (TAPE 3A)

**Staff Recommendation:** CONTINUANCE TO OCTOBER

**10.0 NEW BUSINESS**

10.1 Because of the court’s ruling, the Commission is unable to take action on this matter at this time.

**FV-06-113 – Silverhawk Industrial L.P./Bechtel/Rachel Rodgers/Polly Johnson – Plot Plan No. 21164 – Development of an unmanned telecommunications facility.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).(TAPE 3A)

**Staff Recommendation:** INCONSISTENT; consider continuance to November for preparation of an EA and re-adoption of the 2004 FVALUCP.

10.2 Because of the court’s ruling, the Commission is unable to take action on this matter at this time.

**FV-06-114 – FV Crossings LP/Fred Grimes - City Case No. 004-249- Development of a 65,500 square foot neighborhood shopping center.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**Staff Recommendation:** INCONSISTENT; consider continuance to November.

10.3 CONDITIONALLY  
CONSISTENT, provided that  
the runway threshold is at least  
1,000 feet westerly of the  
easterly right-of-way line of  
Corydon Street.

**ZAP1001SK – Paul Pribble/Mentor Aviation Airport – City Case No. CUP1192 – Establish Mentor Aviation Airport.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).(TAPE 3A)

**Staff Recommendation:** Prepare letter to State Division of Aeronautics advising that existing residences would be in Runway Protection Zone; INCONSISTENT with Countywide policies.

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10.4 CONTINUE, (off calendar)  
pending completion of draft  
EIR.

**TH-06-108 – Sun Cal Companies – Case Nos. SP 00355, GPA 00799, CZ 07319 – Specific Plan proposing 2,460 dwelling units, a 12-acre school, 18.7 acres of parks, 4-acre community recreation area, and 118 acres of open space (with general plan amendment and change of zone). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).(TAPE 3A)**

**Staff Recommendation:** CONTINUE pending completion of draft EIR.

**12.0 COMMISSIONERS COMMENTS**

NONE

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6

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