

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
MAY 14, 2009**

5-26-09

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Robin Lowe, John Lyon, Melanie Fesmire and Glen Holmes

COMMISSIONERS ABSENT:

2.0 PUBLIC HEARING: NEW BUSINESS

- 2.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (VOTE 7-0)**
- ZAP1033FV09 – City of Temecula – (Representative: Dale West) – City Case No. LR09-0007 (Ordinance Amendment).** This is a proposed Citywide Ordinance to establish development standards for allowing small wind energy conversion systems within all zoning districts of the City of Temecula, with the exception of the Open Space – Conservation zoning district. The proposed ordinance would define a “small wind energy conversion system” as a wind energy conversion system consisting of a wind turbine, tower, blades, associated controls, and conversion electronics, which has a rated output capacity that does not exceed 30 kilowatts, and which will be used to reduce on-site consumption of utility provided power. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0549, or E-mail at brramire@rctlma.org.
- 2.2 Staff report recommended: **CONSISTENT GPA, SP and CZ; CONTINUANCE DPR and PARCEL MAP.**
Staff recommended at hearing: **CONSISTENT GPA, SP and CZ; CONDITIONALLY CONSISTENT DPR and PARCEL MAP. ALL APPROVED UNDER THE 2009 DRAFT PERRIS VALLEY CALUP.**
ALUC Commission Action: **CONSISTENT GPA, SP and CZ; CONDITIONALLY CONSISTENT DPR and PARCEL MAP. ALL APPROVED UNDER THE 2009 DRAFT PERRIS VALLEY CALUP. (VOTE 7-0)**
- ZAP1056MA09 – First Industrial Realty Trust/FirstCal Industrial LLC/Fr. Cal. Ellis – (Representative: John Grace, Natchez Court Land Planning)** – City of Perris Case Nos. GPA 08-05-0023 (General Plan Amendment); SPA 08-05-0024 (Specific Plan Amendment); ZC 09-03-0020 (Zone Change); DPR 08-01-0007 (Development Plan Review); and TPM 08-01-0006 (Tentative Parcel Map). DPR 08-01-0007 is a proposal to develop a warehouse/distribution center comprised of four buildings with a cumulative total of up to 3,166,456 square feet and a water quality detention basin on 215.7-218.1 acres located northerly of Ellis Avenue, easterly of Redlands Avenue, southerly of 7th Street, and southwesterly of Interstate 215 in the City of Perris. GPA 08-05-0023 and ZC 09-03-0020 propose to change the designation of the site on the City’s General Plan Land Use Map and the site’s zoning from Specific Plan to General Industrial. SPA 08-05-0024 proposes to remove this site from the adopted New Perris Specific Plan, which had designated the site for Regional Commercial, Industrial, Commercial, and Retail uses. TPM 08-01-0006 proposes to divide the site into four lots. ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at brramire@rctlma.org.

CDS:

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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

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- 2.3 Staff report recommended: **CONTINUE TO 6-11-09** **ZAP1002PV09 – First Industrial Realty Trust/FirstCal Industrial LLC/Fr. Cal. Ellis – (Representative: John Grace, Natchez Court Land Planning)** – City of Perris
- Staff recommended at hearing: **APPROVED PENDING FAA REVIEW** Case No. DPR 07-0130 (Development Plan Review). DPR 07-0130 is a proposal to develop a single-structure warehouse/distribution facility with up to 783,700 square feet of floor area on 38.51 acres located westerly of Goetz Road, southerly of Mountain Avenue, and northerly of Artlo Avenue in the City of Perris. ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at bramire@rctlma.org.
- ALUC Commission Action: **APPROVED PENDING FAA REVIEW (VOTE 7-0)**

3.0 **ADMINISTRATIVE ITEMS**

3.1 Director's Approval – Information Only

4.0 **APPROVAL OF MINUTES**

The April 16, 2009 minutes were approved by a vote of 6-0. Abstain: Commissioner Glen Holmes

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

John Guerin, Principal Planner reported on staff follow-up to the Administrative Items from last month. (The following item numbers relate to the April agenda.)

Item 5.1 - Discussion of possible changes in ALUC meeting schedule. The revised submission schedule has been posted on the ALUC website. The July 9, 2009 ALUC Commission meeting has been cancelled, and the submission deadline for June 11th has been extended to May 18th. Any projects that come in after May 18th through the rest of the month of June will be scheduled for the August hearing.

Item 5.2 - Foreign Trade Zone Expansions - Staff advised that they had recently left a voice mail message for Ms. Danielle Wheeler at March Joint Powers Authority with regard to the Foreign Trade Zone Expansion. Staff had not yet received a call back, but would continue with a follow-up for the possibility of a presentation next month. Commissioner Holmes asked how long ago the message had been left, and staff responded that it had only been 2 or 3 days ago.

Item 5.3 - Strategic Vision Plan - Staff advised that the County has issued a Notice of Preparation for the Environmental Impact Report for its General Plan update. The progress on the General Plan update will probably depend partially on budget decisions that are made by the Board of Supervisors; those items are still under discussion. The Notice of Preparation has gone out, and ALUC staff is preparing a response to that Notice of Preparation.

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Item 5.4 - Status update on the Perris Valley Airport Land Use Compatibility Plan - Due to timing issues, ALUC staff has not been able to have a policy discussion meeting with the City of Perris. Staff has advised that it does not intend to release the environmental document to the State Clearinghouse until the City of Perris staff has been given an opportunity to recommend or suggest mitigation measures or additional compatibility policies that City officials would like the Commission to consider in the Compatibility Plan. Staff's intent is to bring the Perris Valley Compatibility Plan forward at the August hearing.

6.0 COMMISSIONER'S COMMENTS

Commissioner Robin Lowe invited all present to the Hemet-Ryan Air Show on May 30. Chairman Housman advised that he would be there, as a member of the Civil Air Patrol. Commissioner Glen Holmes noted that this meeting could set two records, shortest duration and biggest amount of square footage approved or found consistent or conditionally consistent. Vice Chairman Rod Ballance commented on 3 items: 1) the Riverside Airport Master Plan Executive Summary, a well produced document that can serve as a model; 2) a TSA Security Directive affecting airports; and 3) the possibility that March Joint Powers Authority will take the lead on one of the two shuttles that will be retired in 2012.

Vice Chairman Ballance advised that the Security Directive relates to general aviation and the security required for pilots and passengers on private jets and private aircraft. He indicated that there is some concern in the AOPA community. Commissioner John Lyon advised that one of the proposals would require a background check and a badge for anyone to be allowed access to the operations area of any airport with scheduled airline service (even if only one commuter flight per day). The problem is that this would be required on an airport-by-airport basis, and the badge would only be valid for that particular airport. So he would need a separate badge for each such airport he utilizes.

With regard to item (3), Vice-Chairman Ballance advised that March JPA would be competing with San Diego, Seattle, and other airports to host the retired shuttle. The concept involves development of a building along the 215 freeway between Van Buren and Oleander. The shuttle would be visible from the freeway.

Chairman Housman commented on a project located in Blythe involving moving reflectors, and asked staff to spend a small amount of time seeing whether or not anyone has done any investigations into the impact on aviation of these types of energy projects. Ed Cooper, ALUC Director, commented that he had a phone call with Chris Ferrell from the Aeronautics Division of the State Department of Transportation regarding solar panels on airport property. The State is under a mandate to have 30% of its energy from alternate sources, so they are supportive of the concept. The FAA has completed a review and is looking at some guidelines for the reflectivity quotients of the photovoltaic components. Mr. Cooper requested that State officials provide additional information (links or other working material) to allow ALUC staff to understand the FAA's position. Commissioner Lowe suggested a workshop in the fall with Edison and the FAA so that the Commission can understand the impacts. Chairman Housman suggested that a field trip could be beneficial.