

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
SEPTEMBER 10, 2009**

9-16-09

COMMISSIONERS PRESENT: Arthur Butler, Robin Lowe, Melanie Fesmire, John Lyon, Glen Holmes and James Hottois (alternate for Simon Housman)

COMMISSIONERS ABSENT: Simon Housman and Rod Ballance

2.0 PUBLIC HEARING: NEW BUSINESS

- 2.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 5-0, absent Commissioner Robin Lowe and Vice Chairman Rod Ballance)**
- ZAP1013TH09 – Terry’s Concrete Pumping/English Coachella Jehovah Witnesses/Henry Hernandez/Mark Stoker (Representative: Hacker Engineering) - County Case No. CZ07543 (Change of Zone).** A proposal to change the zoning of 19.25 – 20.2 acres located southerly of Airport Boulevard, easterly of Van Buren Street and Hernandez Lane, and westerly of Harrison Street in the unincorporated Riverside County community of Thermal (and the Vista Santa Rosa Policy Area) from A-1-20 (Light Agriculture, 20 acre minimum lot size) to A-1-5 (Light Agriculture, 5 acre minimum lot size), in order to allow for division into four lots through Parcel Map No. 33971. Airport Compatibility Zone D. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0549, or E-mail at brramire@rctlma.org.
- 2.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 5-0, absent Commissioner Robin Lowe and Vice Chairman Rod Ballance)**
- ZAP1059MA09 – The Rados Brothers/Rados Properties – CA Land LLC (Representative: Melissa Perez, Albert A. Webb Associates) – City Case Nos. ZC 07-0117 (Zone Change) and DP 07-0119 (Development Plan Review).** A proposal to change the zoning of a 61.63-acre area located northerly of Rider Street, easterly of Webster Avenue, and westerly of Indian Avenue in the City of Perris from A-1 (Light Agriculture) to LI (Light Industrial) and to construct a 1,241,470 square foot industrial building, including 1,219,870 square feet of warehouse area and 21,600 square feet of office space. Airport Area II. 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: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 5-0, absent Commissioner Robin Lowe and Vice Chairman Rod Ballance)**
- ZAP1018HR09 – Hemet Hospitality Investment, LLC**
(Attn: Navendra Makan) – City of Hemet Case Nos. SPA 09-01 (Specific Plan Amendment) and SDR 09-03 (Site Development Review). A proposal to amend the Florida Promenade Specific Plan by adding 2.32 acres and amending the text to allow four-story buildings, and to develop a four-story, 54 foot high, 105-room hotel on 2.32 acres of a 10.29-acre parcel located easterly of Myers Street and northerly of Florida Avenue in the City of Hemet. Airport Area III. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0549, or E-mail at bramire@rctlma.org.

3.0 PUBLIC HEARING: NEW BUSINESS

- 3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONDITIONALLY CONSISTENT AS AMENDED (Vote 6-0, absent Vice Chairman Rod Ballance)**
- Adding Condition #11:**
The finding of Conditional Consistency for ZAP1060MA09 (PP09-02) shall take effect only when the proposed Specific Plan Amendment, to the Meridian Specific Plan, is found consistent by the Riverside County Airport Land Use Commission. The Specific Plan Amendment shall amend the limitation of quantity for above ground storage of nonaviation flammable material to allow 10,000 gallon tanks as proposed in case ZAP1060MA09.
- ZAP1060MA09 – Sysco Corporation (Representative: Scott Barker, Kimley-Horn and Associates, Inc.) – Jurisdiction Case No.: PP09-02 (Plot Plan; March JPA Case).** A proposal to construct and operate a 515,000 square foot food storage and distribution facility on a 45-acre site located northerly of Van Buren Boulevard, westerly of Interstate 215, and easterly of Meridian Parkway, within the Meridian Specific Plan and the land use jurisdiction of the March Joint Powers Authority. The development would include two 10,000-gallon above-ground diesel fuel storage tanks, on-site truck parking, and maintenance facilities. Airport Area II. ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at bramire@rctlma.org.

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4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approval – Information Only

5.0 APPROVAL OF MINUTES

The August 13, 2009 minutes were approved by a vote of 4-0. Abstain: James Hottois (alternate for Chairman Housman) and Commissioner Melanie Fesmire. Absent: Vice Chairman Rod Ballance.

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Robert Eppers, spokesman for the French Valley concerned citizens came forward and expressed his interest in becoming an associate ALUC Commissioner. He is a pilot and a citizen of the French Valley area. He also expressed opposition to the French Valley Energy Power Plant proposal. Ed Cooper, ALUC Director informed the Commission that we submitted a letter to the Riverside County Planning Department during the comment period on the Notice of Preparation for the EIR regarding the French Valley Energy Power Plant. Troy Childs, French Valley Concerned Citizen requested a letter of Vacate or Abandonment for case ZAP1027FV08 expressing what took place on August 13, 2009. BT Miller, County Counsel advised that there is enough information at this time indicating the Commissioners had already taken action at the August 13th meeting. Ken Fickett, French Valley Energy Project Proponent came forward to answer any questions and prepared presentation charts to the Commission in support of the French Valley Energy Center.

7.0 COMMISSIONER'S COMMENTS

Commissioner Glen Holmes requested Ed Cooper, ALUC Director enlighten the Commission on the new proposal plan for Hemet Ryan Airport and their gliders. Ed Cooper had nothing concrete to mention publicly about Hemet Ryan Airport, as far as the plan they are still finalizing the exact detail of what EDA and the Federal Government will fund. As for the gliders, Mr. Cooper knows only of the information provided in the newspaper, stating they have been asked to remove that operation from the airport and understands they are looking for a new home somewhere in the County.

Commissioner John Lyon, acting Chair adjourned the meeting at 10:06 a.m.

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