

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
MARCH 11, 2010**

4-12-10

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

COMMISSIONERS ABSENT:

**2.0 PUBLIC HEARING: NEW BUSINESS**

- 2.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 4-0; Abstain: Lyon Absent: Housman, Lowe)**
- ZAP1013FL10 – Affordable Housing Clearinghouse (Representative: Brenda Rodriguez) – County Case Nos. General Plan Amendment 1089, Change of Zone 7719, Plot Plan 24395.** A proposal to amend the General Plan land use designation from Medium High Density Residential (MHDR) to Very High Density Residential (VHDR), change the zoning classification from General Commercial (C-1/C-P) to General Residential (R-3), and develop a 22-unit apartment complex, on 1.12 acres located southerly of Mustang Lane and westerly of La Rue Street in the unincorporated Riverside County community of Rubidoux. (Airport Compatibility Zone E of the Flabob Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or E-mail at rbrady@rctlma.org.

**3.0 PUBLIC HEARING: OLD BUSINESS (CONTINUED FROM FEBRUARY 11, 2010)**

- 3.1 Staff report recommended: **CONTINUANCE OFF-CALENDAR**
- Staff recommended at hearing: **CONTINUANCE OFF-CALENDAR**
- ALUC Commission Action: **CONTINUED OFF-CALENDAR (Vote 6-0; Absent: Lowe)**
- ZAP1035FV09 and ZAP1004FV06 – H.G. Fenton Development Co./Fred J. Fleming (Representatives: Allen Jones and Karen Ruggels) - ZAP1035FV09:** County Case Nos. CZ07690 (Change of Zone) and SP00265S1 (Substantial Conformance to Specific Plan).
- ZAP1004FV06:** County Case No. PM35212 (Commercial/Industrial Parcel Map). These cases relate to a 56.95-acre site located easterly of Winchester Road, southerly of Sparkman Way (Airport Entrance Road), westerly of French Valley Airport, and northerly of an easterly straight-line extension of Hunter Road, in the unincorporated French Valley area. The site comprises Planning Areas 11.1 and 21.1 along with a portion of Planning Area 21.2, within the Borel Airpark Specific Plan. The site is and would remain zoned SP (Specific Plan), but the allowed land uses and development standards would change from a basis of A-1-10 (Light Agriculture, 10 acre minimum lot size) and C-P-S (Scenic Highway Commercial) to C-O (Commercial-Office) and C-P-S, in accordance with the Specific Plan. Offices, health and

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1

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exercise centers, and laboratories would be among the permitted uses. PM35212 would divide the site into 20 commercial/industrial lots, with 8.43 acres of road rights-of-way. Airport Compatibility Zones B2 and D. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

3.2 Staff report recommended:  
**CONTINUANCE TO 5-13-10**

Staff recommended at hearing:  
**CONTINUANCE TO 5-13-10**

ALUC Commission Action:  
**CONTINUED TO 5-13-10  
(Vote 6-0; Absent: Lowe)**

**ZAP1037FV09 – Agriscape, Inc. (Ricardo Almejo)**  
**(Representative: Ralph Megna/The Jamieson Group, Inc.) – County Case No. PP24389 (Plot Plan)** – A proposal to allow use of approximately 2.34 acres of a 42.03-acre property located easterly of Sky Canyon Drive and southerly of Borel Road and the southerly terminus of Runway 18-36 for the sale of mulch and landscaping supplies. A 400 square foot office trailer or commercial coach would be the only structure on-site. Seven parking spaces would be provided, with additional graveled area that could potentially accommodate additional vehicles. The site is located within Airport Compatibility Zones B1 and C of the French Valley Airport Influence Area, in unincorporated Riverside County. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

3.3 Staff report recommended:  
**CONSISTENT**

Staff recommended at hearing:  
**CONSISTENT**

ALUC Commission Action:  
**CONSISTENT as amended,  
amending Condition #10 to  
read as follows:**

**ZAP1014TH09 – Kohl Ranch II, LLC (Representative: Emily Hemphill)** – County Case No. SP00303S2 (Specific Plan No. 303, Substantial Conformance No. 2). A proposal to develop a portion of the Kohl Ranch Specific Plan (approximately 294 acres located southerly of Avenue 60, northerly of Avenue 62, and westerly of Polk Street) as a private (membership) auto racing track, and to find such a facility to be in substantial conformance with the Specific Plan (with text amendments to reflect such a determination). ***As amended, no portion of the racing track would be in Airport Compatibility Zone A. Subject to application for, and approval of, a plot plan and compliance with applicable criteria and specifications, the project may*** The project would include establishment of “founders’ lots” and “corporate lots” for ground lease, clubhouse and pool area, tuning shop, club garages, observation tower, pavilions, an alternative energy park, and a vintage car showroom. (Airport Compatibility Zones A, B1, C and D of Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

10. All structures shall maintain a minimum *perpendicular* distance of 750 feet from any point *along the centerline* of Runway 17-35 of Jacqueline Cochran Regional Airport, as the runway is depicted on the Airport’s Master Plan (including any point *along the centerline* of the runway as extended to the southerly boundary of Zone A).

**(Vote 6-0; Absent: Lowe)**

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- 3.4 Staff report recommended: **CONTINUANCE TO 4-8-10**
- Staff recommended at hearing: **CONTINUANCE TO 4-8-10**
- ALUC Commission Action: **CONTINUED TO 4-8-10 (Vote 7-0)**
- ZAP1005BL09 – US Solar Holdings, LLC (Representative: Tanya Martinez) – City Case No. CUP 2009-01 (Conditional Use Permit).** A proposal to develop a 100 megawatt (MW) solar photovoltaic (PV) renewable energy facility (to be built in 20 MW phases) on 640 acres within an 829-acre area on the grounds of the Blythe Airport, to the east of Runway 17-35 and to the north of Runway 8-26, in portions of Township 6 South, Range 22 East, Sections 20 and 29. The project will include maintenance enclosures less than 25 feet in height. Blythe Airport is located northerly of Interstate 10 and Hobsonway and easterly of Mesa Drive. (Airport Compatibility Zones C and D of the Blythe Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).
- 3.5 Staff report recommended: **CONTINUANCE TO 4-8-10**
- Staff recommended at hearing: **CONTINUANCE TO 4-8-10**
- ALUC Commission Action: **CONSISTENT as amended, striking the second paragraph of Conditions #7 and #8 and amending the first sentence of Condition No. 5 to read as follows:**
- Any retention basin shall be designed so as to provide a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls.**
- (Vote 6-0; Abstain: Holmes)**
- ZAP1063MA09 – City of Perris (Representative: Brad Eckhardt, Planning Manager) – City Case Nos. 08-10-007 (Specific Plan), 08-10-008 (General Plan Amendment), and 08-10-009 (Change of Zone).** The City proposes to adopt the Perris Valley Commerce Center Specific Plan, which would apply to a 3,517.22-acre area (approximately 5.23 square miles) located southerly of the City of Moreno Valley and March Air Reserve Base, easterly of Interstate 215, northerly of Placentia Street, and westerly of the Perris Valley Storm Drain Channel. The Specific Plan would establish a land use plan (thereby modifying General Plan land uses), designate Planning Areas, establish a list of permitted uses, modify development standards, and establish design guidelines, infrastructure plans, landscaping guidelines, and administrative procedures. The general plan amendment would designate the project area as a Specific Plan, and the change of zone would establish Specific Plan zoning. The majority of the area would continue to be designated for industrial use. (Airport Areas I, II, and III of the March Air Reserve Base Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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**4.0 PUBLIC HEARING: NEW BUSINESS**

- 4.1 Staff report recommended: **CONTINUANCE TO 4-8-10**
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 6-0; Abstain: Holmes)**
- ZAP1006BA10 – OSI Partnership I, LLC (Representative: Stantec Consulting Services/Patrick Osborne) – City of Banning Case Nos. DR 07-708, DR08-401 (Design Reviews), and TPM 36056 (Tentative Parcel Map).** The applicant proposes to develop twelve (12) industrial buildings ranging from 14,677 square feet to 786,984 square feet in floor area, for a cumulative 1,194,045 square feet of industrial floor area, within a 63.98-64.5 acre area located easterly of Hathaway Street and northerly of Interstate 10 in the City of Banning. The majority of the square footage for each building would be for manufacturing and/or warehousing uses, but each building would also provide for office areas. Tentative Parcel Map No. 36056 is a proposal to divide the property into twelve lots, so that each building would be located on its individual lot. (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549 or John Guerin at (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**5.0 ADMINISTRATIVE ITEMS**

5.1 Director's Approvals – Information Only

5.2 Procedures for Mapping to Achieve General Plan Amendment No. 960/Compatibility Plan Consistency: Proposed Method for Addressing Parcels with Split Compatibility Zone Designations

Josh Lee, Riverside County Planning Department presented a Power Point Presentation to the Commission. The Commission raised no objections to the recommended methodology.

**6.0 APPROVAL OF MINUTES**

The January 14, 2010 minutes were approved by a vote of 4-0. Abstain: Chairman Housman and Commissioners Melanie Fesmire and Robin Lowe.

The February 11, 2010 minutes were approved by a vote of 5-0. Abstain: Vice Chairman Rod Ballance and Commissioner Robin Lowe.

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4

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

None

**8.0 COMMISSIONER'S COMMENTS**

Vice Chairman Rod Ballance announced the City of Riverside is having an air show on March 27<sup>th</sup>.

B.T. Miller, County Counsel, announced his forthcoming retirement. His last day to serve the ALUC Commission will be in June 2010.

John Guerin, ALUC staff, reported that Bill Gifford, the father of TLMA Administrative Services Manager Kathy Gifford, passed away. Mr. Gifford was an Aviator in the Service, so Mr. Guerin requested that the Commission adjourn the meeting in his memory.

Chairman Housman adjourned the meeting at 11:30 a.m.

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5

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