

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
OCTOBER 14, 2010**

11/9/10

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

COMMISSIONERS ABSENT:

2.0 PUBLIC HEARING: NEW BUSINESS

- 2.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 6-0, abstained: Pettis)**
- ZAP1003RG10 – Riverside County Planning Department** – Ordinance No. 348.4690 – An amendment to the Riverside County Zoning Ordinance to require a public use permit for “facilities for the storage or transmission of electrical energy, where the County is not preempted by law from exercising jurisdiction.” Such facilities could be allowed in any zone, provided that such a permit is granted. (Countywide). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at iguerin@rctlma.org. or Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- 2.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 5-0, Recused: Lowe and Pettis)**
- ZAP1066MA10 – Riverside County Transportation Commission (RCTC)** – A proposal by the RCTC to construct the South Perris Metrolink Station and rail equipment layover facility associated with the extension of Metrolink service to Perris. The site is located northeasterly of Case Road, easterly of Murrieta Road, southerly of Ellis Avenue, and westerly of I-215, in the City of Perris, approximately 37,500 feet southerly of Runway 14-32 at March Air Reserve Base. Construction of the station would include station platform with canopies, parking lot with lighting, 10 bus stop bays, pedestrian crossing with stairs and ramp, train layover facility, and a 37 foot tall communication tower located approximately 1,000 feet northwesterly of the main project site located southerly of Ellis Avenue. (Airport Area III within the March Air Reserve Base Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at iguerin@rctlma.org. or Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

CDS:

1

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 14, 2010**

3.0 PUBLIC HEARING: NEW BUSINESS

- 3.1 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONDITIONAL CONSISTENCY, with the recommended modification to the ordinance to limit intensities within certain compatibility zones.**
- ALUC Commission Action: **CONDITIONAL CONSISTENCY, with the recommended modification to the ordinance to limit intensities within certain compatibility zones. (Vote 7-0)**
- ZAP1002RG10 – Riverside County Planning Department** – Ordinance No. 348.4706 – An amendment to the Riverside County Zoning Ordinance to permit emergency shelters in the I-P (Industrial Park) Zone and to establish development standards for such facilities. The amendment defines an emergency shelter as “housing with minimally supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and where no individual or household may be denied emergency shelter because of an inability to pay.” Development standards include a maximum limit of 75 beds in any emergency shelter and a minimum of 125 square feet of floor area for each client served at any one time. (Countywide). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org. or John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.
- 3.2 Staff report recommended: **CONTINUANCE TO 12-9-10**
- Staff recommended at hearing: **CONDITIONAL CONSISTENCY, subject to the attached conditions, information provided by March Air Reserve Base staff, and a determination by the Commission that, due to the short duration and low number of occurrences of maximum intensity, the project would not be defined as a high risk land use.**
- ALUC Commission Action: **CONSISTENT, with a finding that the project does not constitute a high risk land use. (Vote 5-0, recused: Lowe and Pettis)**
- ZAP1065MA10 – Riverside County Transportation Commission (RCTC)** – A proposal by the RCTC to construct the Moreno Valley/March Field Metrolink Station associated with the extension of Metrolink service to Perris. The site is located easterly of Meridian Parkway, southerly of Alessandro Boulevard, northerly of Cactus Avenue, and westerly of I-215, within the land use jurisdiction of the March Joint Powers Authority, approximately 7,440 feet northwesterly of Runway 14-32 at March Air Reserve Base. Construction of the station would include station platform with canopies, parking lot with lighting, 5 bus stop bays, pedestrian crossing with stairs and ramp, and a 20 foot tall communication tower located approximately 600 feet easterly of the main project site adjacent to I-215. (Airport Area I within the March Air Reserve Base Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org. or John Guerin at (951) 955-0982, or e-mail at jguerin@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 14, 2010**

- 3.3 Staff report recommended:
**CONTINUANCE to 12-9-10 or
CONDITIONALLY
CONSISTENT (with tower
redesign or Special Findings)**

Staff recommended at hearing:
**CONDITIONAL
CONSISTENCY, subject to
the conditions in the
presentation, as modified by
staff, completion of FAA
review, and revisions to the
proposed zoning ordinance.**

ALUC Commission Action:
**CONDITIONAL
CONSISTENCY, subject to
the conditions in the
presentation as modified by
staff, completion of FAA
review, and revisions to the
proposed zoning ordinance.
(Vote 5-2, and opposed by
Ballance and Housman, who
supported a continuance for
further review.)**

ZAP1017TH10 – Kohl Ranch II (representative: Nick Johnson) – County Case Nos. SP 303A2 (Specific Plan Amendment), GPA 1104 (General Plan Amendment), CZ 7742 (Change of Zone), PM 36315 (Parcel Map 1), PM 36293 (Parcel Map 2), and PP 24690 (Plot Plan). The overall project site is located southerly of Avenue 60, easterly of Harrison Street, northerly of Avenue 66, and westerly of Polk Street, within the unincorporated Riverside County community of Thermal. The Plot Plan is located southerly of Avenue 60, easterly of Tyler Street, northerly of Avenue 62, westerly of Polk Street. The Specific Plan Amendment proposes to alter the land uses within the northern and southern planning areas of the Specific Plan. The General Plan Amendment is an amendment to the Circulation Plan of the General Plan to redesignate and realign Avenue 60, Avenue 62, and Tyler Street. The Change of Zone is a modification of the Specific Plan zoning ordinance consistent with the updates proposed by the Specific Plan Amendment. Parcel Map 1 proposes to subdivide 567.91 acres into 6 parcels with a minimum lot size of 20.91 acres for financing purposes. Parcel Map 2 proposes to subdivide 331.45 acres into 295 commercial lots consisting of 254 founder lots, 12 track facility lots, 14 private street lots, 13 open space lots, 1 lot for drainage, and 1 lot for street dedication. The Plot Plan is a proposal to construct a motorsports race track facility on 331.45 acres including construction of a private race track, 254 private/member garages, control tower, maintenance building, member car storage, registration building, track side garages/luxury suites, event tent, tuning shop, go-kart track, and go-kart team garages. (Airport Compatibility Zones A, B1, C, D, E within the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org. or John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

4.0 **APPROVAL OF MINUTES**

The ALUC Commission approved the August 12, 2010 minutes by a unanimous vote of 7-0.

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

John Guerin, ALUC staff, announced that today, October 14th, is the 6th anniversary of the adoption of the Countywide Airport Land Use Compatibility Plan.

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 14, 2010**

6.0 COMMISSIONER'S COMMENTS

None

Chairman Simon Housman adjourned the meeting at 12:12 p.m.

Y:\ALUC\ALUC Report of Actions\2010 ROA\ROA10-14-10.doc

CDS:

4

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