

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 12, 2013**

10-3-13

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Art Butler, Glen Holmes, John Lyon, Richard Stewart

COMMISSIONERS ABSENT: Greg Pettis

**2.0 PUBLIC HEARING: NEW CASES**

- 2.1 Staff report recommended: **CONTINUE (Specific Plan and Tract Map) to 11-14-13; CONSISTENT (General Plan Amendment and Zone Change)** **ZAP1012BA13 – Rancho San Gorgonio LLC (Representative: Pitassi Architects, Peter J. Pitassi)** - City Case Nos. Specific Plan 13-2001, Zone Change 13-3501, General Plan Amendment 13-2503, Tentative Tract Map 13-4501, Development Agreement 13-1502. Specific Plan 13-2001 is a proposal to develop 848.6 gross acres generally located southerly of Westward Avenue, easterly of Sunset Avenue, northerly of Coyote Trail, and westerly of San Gorgonio Avenue as a master planned community with 3,753 dwelling units, 10 acres of commercial land, and 188.5 acres of open space. Zone Change 13-3501 proposes to change the existing zoning from Very Low/Rural/Medium Density Residential to a Specific Plan. General Plan Amendment 13-2503 proposes to change existing land use from Very Low/Rural/Medium Density Residential to a Specific Plan. Tentative Tract Map 13-4501 proposes to subdivide 848.56 acres into 38 lots for financing, rough grading, and backbone street dedication purposes. Development Agreement 13-1502 proposes to define the parameters for the orderly development of the property with regard to the developer's obligation to provide infrastructure and public improvements and facilities and to define the City's obligations with regard to permitting and approvals. (Zone E of Banning Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).
- Staff recommended at hearing: **CONTINUE to 11-14-13 per applicant's request**
- ALUC Commission Action: **CONTINUED to 11-14-13 per applicant's request (Vote 5-0, Abstain: Housman; Absent: Pettis)**
- 2.2 Staff report recommended: **CONDITIONALLY CONSISTENT** **ZAP1088MA13 – LNR Riverside II, LLC (Representative: K&A Engineering, Don Bergh)** – March JPA Case No. Plot Plan 13-02. Plot Plan 13-02 is a proposal to develop a 510,000 square foot industrial warehouse building on 25.74 acres located northerly and easterly of Opportunity Way, easterly of Meridian Parkway, westerly of Interstate 215, and northerly of Van Buren Boulevard, within the land use jurisdiction of the March Joint Powers Authority. (Area II of the March Air Reserve Base Airport Influence Area.) ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 6-0, Absent: Pettis)**

**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](mailto:basantos@rctlma.org)

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- 2.3 Staff report recommended: **CONSISTENT (Change of Zone); CONDITIONALLY CONSISTENT (Plot Plan)**
- Staff recommended at hearing: **CONSISTENT (Change of Zone); CONDITIONALLY CONSISTENT (Plot Plan)**
- ALUC Commission Action: **CONSISTENT (Change of Zone); CONDITIONALLY CONSISTENT (Plot Plan) (Vote 6-0, Absent: Pettis)**
- ZAP1089MA13 – Salsol Prop. (Representative: Shakil Patel)** – County Case Nos. CZ07800 (Change of Zone) and PP 25382 (Plot Plan). CZ07800 is a proposal to change the zoning of a 1.21-acre parcel located at the southeast corner of Van Buren Boulevard and Barton Street, northwesterly of the community of Air Force Village West and southerly of the community of Orangecrest, from A-1-10 (Light Agriculture, 10 acre minimum lot size) to C-O (Commercial-Office). PP25382 is a proposal to develop a 10,500 square foot office building with five suites on the property. (At border of Areas II and III of the March Air Reserve Base Airport Influence Area, proposed Zone C2 in Draft Compatibility Plan). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).
- 2.4 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 4-2, Absent: Pettis; Housman and Holmes dissenting)**
- ZAP1008RG13 – City of Riverside (Representative: Doug Darnell)** – City Case Nos. P12-0334 (General Plan Amendment) and P12-0336 (Rezoning). The City proposes to amend the General Plan designations and change the zoning of various properties as part of the City's Rezoning Program associated with the City's adopted Housing Element 2006-2014 (included in General Plan 2025). These changes would also bring zoning into consistency with General Plan designations. These changes include: (1) rezoning a 0.96-acre parcel (APN 227-223-006) located at the northwest corner of Magnolia Avenue and Jefferson Street from R-1-7,000 (Single-Family Residential) to R-4 (Multiple-Family Residential) or R-4-AP-D; (2) amending the General Plan designation of two parcels (APN 145-082-037 and 145-082-038) with a total area of 1.62 acres located along the west side of Van Buren Boulevard, southerly of Duncan Avenue and northerly of Challen Avenue, from HDR (High Density Residential) to MU-V (Mixed Use Village) and to rezone them from CR (Commercial Retail) to MU-V or MU-V-AP-E; (3) amending the General Plan designation of a 3.14-acre parcel (APN 217-093-001) located northerly of Tequesquite Avenue and easterly of San Andreas Avenue from MHDR (Medium High Density Residential) to HDR (High Density Residential); and (4) rezoning ten parcels (APN 191-221-016 through 191-221-024, plus 191-240-051) with a total area of 6.7 acres located along the east side of Van Buren Boulevard, southerly of Duncan Avenue and northerly of Challen Avenue from R-1-7,000 (Single-Family Residential) to R-3-1500 (Multiple-Family Residential) or R-3-1500-AP-E, and amending the General Plan designation of one of these parcels (APN 191-240-051) from C (Commercial) to

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HDR. (Zones D and E of Riverside Municipal Airport Influence Area and Zone E of Flabob Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

2.5 Staff report recommended:  
**CONDITIONALLY  
CONSISTENT**

Staff recommended at hearing:  
**CONDITIONALLY  
CONSISTENT**

ALUC Commission Action:  
**CONDITIONALLY  
CONSISTENT as amended,  
with an additional condition  
added at the hearing, adding  
daytime safety markings to the  
wires across poles 56 to 59 and  
52 to 55.**

**(Vote 6-0, Absent: Pettis)**

**ZAP1009BL13 – Next Era Energy Resources  
(Representative: Stuart McCurdy)** – County Case No.:  
Conditional Use Permit 3682 - A proposal to construct a  
750 megawatt (MW) solar photovoltaic electric generating  
facility and associated facilities on 5,363 acres, primarily  
located northerly of the extension of 2nd Avenue/Fisher  
Boulevard and westerly of the extension of Mesa Drive.  
The majority of the project is located on federal land under  
the jurisdiction of the Bureau of Land Management. An  
approximate 50 MW portion would be located on 477 acres  
within the land use jurisdiction of the County of Riverside.  
The primary facility would be located entirely outside of the  
Blythe Airport Influence Area, but a proposed 230 kV “gen-  
tie” transmission line for connection to the Colorado River  
substation would be located partially within Compatibility  
Zones C, D, and E of the Blythe Airport Influence Area.  
ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-  
mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org)

2.6 Staff report recommended:  
**CONSISTENT**

Staff recommended at hearing:  
**CONSISTENT**

ALUC Commission Action:  
**CONSISTENT with the 1984  
Riverside County Airport Land  
Use Plan as applied to the  
March ARB Airport Influence  
Area and the Perris Valley  
ALUCP. The Airport Land Use  
Commission additionally  
offered a proposal  
recommending revisions and  
additions to the General Plan  
text, for the City’s  
consideration.**

**(Vote 6-0, Absent: Pettis)**

**ZAP1007RG13 – City of Menifee (Representatives:  
Charles La Claire and Lisa Gordon)**. A proposal by the  
City of Menifee to adopt its first City General Plan. The  
General Plan includes the following nine elements: Land  
Use, Housing, Circulation, Economic Development,  
Community Design, Open Space and Conservation, Safety,  
Air Quality, and Noise. Five of these Elements (Land Use,  
Housing, Circulation, Safety, and Noise) are being  
reviewed for consistency with airport land use compatibility  
criteria. The City is proposing a web-based format for its  
General Plan. The City includes land within Area III of the  
March Air Reserve Base Airport Influence Area and  
Compatibility Zone E of the Perris Valley 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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- 2.7 Staff report recommended: **CONDITIONALLY CONSISTENT** **ZAP1020TH13 – Thermal Operating Company, LLC (Representative: Nick Johnson)** – County Case Nos.: PP24690R1 (Revised Plot Plan) and PM 36293M1 (Minor Change to Parcel Map). A proposal to modify the previously approved proposal for development of a motorsports race track facility, with garage units on individual lots, within a 329.72-acre area located northerly of 62nd Avenue, westerly of Polk Street, easterly of Tyler Street, and southerly of 60th Avenue in the unincorporated community of Thermal. The applicant is proposing to amend conditions relating to the Occupancy Type of structures on the individual (Founders’) lots and conditions prohibiting overnight stays. The proposal also includes the addition of an on-site irrigation reservoir with aviary screen. Additional changes proposed by PP24690R1 include: (1) phasing of project development; (2) replacement of registration building with a member’s private garage; (3) deletion of sidewalks along interior streets; (4) modifications to track grading; (5) allowance for on-site sewers to be private; (6) modifications to the off-site open channel; (7) provision for all run off up to the 100-year storm to be retained on-site; and (8) deletion of all water quality swales. PM36293M1 is a proposal to reconfigure and relocate the Founders’ lots within unrecorded portions of the parcel map, involving reduction of three to four such lots and siting of most of the remaining 35 lots along the east side of Goodwood Drive. (Compatibility Zones B1, C and D of the 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) or Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT, subject to revised conditions as of 09/11/13 provided to the Commissioners at the hearing.**
- ALUC Commission Action: **CONSISTENT subject to the conditions as further revised at the hearing, including amended conditions 3a, 9,12,13,14,16,17 (with condition 22 deleted) and added conditions 28,30,31,32, and 33. (Revised conditions available on the 9-12-13 minutes).**
- ( Vote 5-0, Absent: Pettis and Butler)**

3.0 **ADMINISTRATIVE ITEMS**

3.1 Director’s Approvals – Information Only

3.2 Wind Turbine Aviation Safety Lighting

John Guerin, ALUC staff, recommended discussion of this item be carried over to the November 14, 2013 Commission Meeting.

4.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 5-0 approved the August 15, 2013 minutes. Absent: Commissioners Pettis and Butler

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

None

6.0 **COMMISSIONER’S COMMENTS**

None

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