



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Riverside County Administration Center
4080 Lemon St., 1st Floor Hearing Room
Riverside, California

Thursday 9:00 a.m., June 14, 2012

CHAIR
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Rancho Mirage

VICE CHAIRMAN
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Riverside

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John Guerin
Russell Brady
Barbara Santos

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NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 14th Floor, Riverside, CA 92501 during normal business hours.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at basantos@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED CASE

HEMET RYAN AIRPORT

- 2.1 ZAP1024HR12 – Riverside County Economic Development Agency – Aviation Division (Representative: Chad Davies) – Hemet-Ryan Airport Master Plan. The Airport Land Use Commission will review the Airport Master Plan document to determine consistency with the Hemet-Ryan Airport Comprehensive Airport Land Use Plan (HRACALUP), as adopted in 1992. Hemet-Ryan Airport is located northerly of Stetson Avenue, easterly of Warren Road, and westerly of Cawston Avenue and Sanderson Avenue in the City of Hemet. The Master Plan indicates that Hemet-Ryan Airport would continue to be a general aviation airport, and includes a Capital Improvement Program that recommends 24 actions over the next 20 years to improve the airport, including the construction of a north side parallel taxiway. The Master Plan includes a discussion of five options for an extension of the runway to a total length of 5,300 feet. However, none of these options is proposed to be implemented within the 20-year Master Plan horizon. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[2.1 Staff Report](#)

3.0 **PUBLIC HEARING: NEW CASES**

BERMUDA DUNES AIRPORT

- 3.1 ZAP1044BD12 – La Quinta Retirement Residence Limited Partnership (Representative: Mark Lowen, Lenity Group LLC) – City Case Nos.: GPA 11-123, ZC 11-140, SP 01-055 AMD 3, SDP 2011-921 (General Plan Amendment, Zone Change, Specific Plan Amendment, Site Development Permit). The applicant proposes: (1) to amend the City of La Quinta’s land use designation on a 9.5-acre site located southeasterly of Seeley Drive, easterly of Washington Street and southerly of Miles Avenue from Medium Density Residential (MDR) to Medium High Density Residential (MHDR); (2) to change the zoning of the site from Medium Density Residential (RM) to Medium High Density Residential (RMH); (3) to adopt a Specific Plan Amendment to Centre Pointe Specific Plan to modify design criteria and development standards; and (4) to construct the La Quinta Retirement Community, consisting of a 124-suite congregate care facility (three stories) and 4 duplex cottages (8 dwelling units) in Phase 1, and a 72-suite assisted living facility and 32-bed memory care facility in Phase 2. (Zone E of Bermuda Dunes Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[3.1 Staff Report](#)

MARCH AIR RESERVE BASE

- 3.2 ZAP1077MA12 – H&M Architects/Engineers, Inc. (Representative: Albert A. Webb and Associates) – Perris City Case No. SPA 12-04-0010 (Specific Plan Amendment). SPA 12-04-0010 is a proposal to amend Table 12.0-1 “Land Use Restrictions” (in the Airport Overlay Zone) of the Perris Valley Commerce Center Specific Plan, so as to allow the storage of: apparel and other finished products made from fabrics, leather, and similar materials; and, professional, scientific, and controlling instruments, photographic and optical goods, watches and clocks, within Accident Potential Zone I. (Manufacturing of such products in Accident Potential Zone I would continue to be prohibited). The proposed amendment would also prohibit the manufacturing of: food; textile mill products; rubber, plastics, stone, clay, and glass products, and primary metal products in Accident Potential Zone I. The affected area is located easterly of Interstate 215, westerly of Perris Boulevard, southerly of the Moreno Valley/Perris boundary, and northerly of Rider Street in the City of Perris. (Airport Area I 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.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[3.2 Staff Report](#)

MARCH AIR RESERVE BASE

- 3.3 ZAP1078MA12 – Stratford Ranch Investors, LLC (Representative: Jason Keller) – City Case Nos.: DPR 11-12-004 (Development Plan Review), GPA 12-02-001 (General Plan Amendment), SPA 11-12-005 (Specific Plan Amendment) - DPR 11-12-004 is a proposal to develop two high-cube warehouse buildings totaling 1,725,411 square feet on 91.26 acres located easterly of Redlands Avenue, southerly of Oleander Avenue, northerly of Ramona Expressway, and westerly of Evans Road, within the City of Perris. The General Plan Amendment proposes to amend the Circulation Element of the General Plan to delete the segment of Harley Knox Boulevard between Redlands Avenue and Evans Road, and to delete the proposed bridge crossing of the Perris Valley Storm Channel. The Specific Plan Amendment proposes to amend the Circulation Plan of the Perris Valley Commerce Center Specific Plan by deleting the segment of Harley Knox Boulevard between Redlands Avenue and the Perris Valley Storm Channel. (Area III 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.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[3.3 Staff Report](#)

- 3.4 ZAP1079MA12 – March Inland Port Airport Authority – JPA Case Nos.: PP 10-01, PP 04-09S1 - A proposal to add general aviation facilities, including construction of a 5,000 square foot (sq. ft.) terminal building, two 10,000 sq. ft. aircraft hangars, a 150,000 sq. ft. concrete aircraft parking apron and a taxiway to Taxiway A, and to add a 10,000 gallon aboveground aircraft fuel storage tank to the existing Fuel Farm on 19.5 acres located westerly of Heacock Street, northerly of Nandina Avenue, and southerly of San Michele Road 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.

Staff Recommendation: CONDITIONAL CONSISTENCY

Click on the link below for this agenda item number:

[3.4 Staff Report](#)

- 3.5 ZAP1080MA12 – CT March Port I, LLC (Ken Laughlin, Evolution Fresh) – JPA Case Nos.: PP 12-02 - A proposal to establish a juice production and warehouse facility, including office, production, and warehouse areas, within an existing industrial/warehouse building on 13.96 acres, located westerly of Heacock Street and northerly of Mariposa Avenue within the land use jurisdiction of the March Joint Powers Authority (Area II of the March Air Reserve Base Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONTINUE TO 7/12/12 PENDING FAA SUBMITTAL

Click on the link below for this agenda item number:

[3.5 Staff Report](#)

FRENCH VALLEY AIRPORT

- 3.6 ZAP1047FV12 – Riverside Mitland 03, LLC (Representative: T&B Planning, Inc. [Joel Morse]) – County Case Nos: SP00312A1 (Specific Plan Amendment), CZ 07769 (Change of Zone), TR 36418 (Tentative Tract Map), and TR 32289M1 (Minor Change to Approved Tentative Tract Map). French Valley Specific Plan Amendment No. 1 provides for the development of 1,671 single-family residential dwelling units (reduced from 1,793), 48.8 acres of storm water drainage and detention facilities, 32.1 acres of parks, a 10.4-acre elementary school site, 19.8 acres of natural open space, and 41.3 acres of community roadways, on 604.4 acres located westerly of Winchester Road and southerly of Keller Road in the unincorporated Riverside County community of French Valley. The change of zone proposes to amend the Specific Plan Zoning ordinance to comply with the proposed amendment. Tentative Tract Map No. 36418 proposes to divide 12.6 acres located southerly of Baxter Road, northerly of Prairie Sun Way, and easterly of Rockrose Lane into 56 residential lots, plus one 0.48-acre water quality basin lot. Tentative Tract Map No. 32289, Minor Change No. 1 proposes to divide 81.87 acres located southerly of Baxter Road and easterly of Briggs Road into 181 residential lots, 19 open space lots, and one detention basin lot. The open space and detention basin lots together include over 30 percent of the land area in Tract Map No. 32289. (Zones C, D, and E of the French Valley Airport Influence Area.) ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT

Click on the link below for this agenda item number:

[3.6 Staff Report](#)

- 4.0 **PRESENTATION/INQUIRY: Thomas Sanhamel, J. Schafer, and/or R. Valdez:**
Request for Clarification of Countywide Policy 4.2.4. (a) (1).

5.0 **ADMINISTRATIVE ITEMS**

- 5.1 Director's Approvals
- 5.2 California Airport Land Use Consortium Conference
- 5.3 Issuance of Department of Defense Instruction 4165.57

Click on the link below for this agenda item number:

[5.0 Staff Report](#)

- 6.0 **APPROVAL OF MINUTES**
April 12, 2012

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

8.0 **COMMISSIONER'S COMMENTS**