

**AIRPORT LAND USE COMMISSION
MINUTE ORDER FEBRUARY 11, 2010
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on February 11, 2010 at the Riverside County Administrative Center, Board Chambers.

COMMISSIONERS PRESENT: Simon Housman, Chairman
Daniel Olson (alternate for Rod Ballance)
Arthur Butler
Melanie Fesmire
Glen Holmes
John Lyon

COMMISSIONERS ABSENT: Rod Ballance, Vice Chairman
Robin Lowe

STAFF PRESENT: Ed Cooper, Director
John Guerin, Principal Planner
Barbara Santos, ALUC Secretary
BT Miller, County Counsel

OTHERS PRESENT: Robert Eppers, French Valley Concerned Citizens
Tony Griffin, Desert Herb Farms
Tanya Martinez, Applicant Representative
Jim Rodkey, City of Blythe

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 2.1:** MA-06-114A – Western Realco (Representative: Vance Mape) – City of Riverside Case No. P07-0102 (General Plan Amendment) – A proposal to amend the General Plan designation of 10.28 acres within an 80.07-acre property located northerly of Alessandro Boulevard and westerly of San Gorgonio Drive in the City of Riverside. The property is currently split between two designations: B/OP (Business Office Park) and P (Public Parks). The proposal would amend the designation of 6.25 acres from P to B/OP, and amend the designation of 4.03 acres from B/OP to P to facilitate development of the subject 80.07 acre site with a 36.91-acre business center for light industrial, warehouse distribution, and office uses. Additionally, 36.23 acres would be dedicated to the City of Riverside Parks, Recreation, and Community Services Department for incorporation into the adjacent Sycamore Canyon Wilderness Park. (Airport Areas II and I, March Air Reserve Base Airport Influence Area).
- II. **MAJOR ISSUES**
No ALUC-related issues.
- III. **STAFF RECOMMENDATION**
Staff recommends a finding of Consistency with the 1984 Riverside County Airport Land Use Plan.
- IV. **PROJECT DESCRIPTION**
A proposal to amend the General Plan designation of 10.28 acres within an 80.07-acre property currently split between two designations: B/OP (Business Office Park) and P (Public Parks). The proposal would amend the designation of 6.25 acres from P to B/OP and amend the designation of 4.03 acres from B/OP to P. This amendment would facilitate development of the subject 80.07-acre site with a 36.91-acre business center for light industrial, warehouse distribution, and office uses. Additionally, 36.23 acres would be dedicated to the City of Riverside Parks, Recreation, and Community Services Department for incorporation into the adjacent Sycamore Canyon Wilderness Park.
- General plan amendments are not subject to conditions.
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
- No one spoke in favor, neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission, by a unanimous vote of 6-0, found the project **CONSISTENT**. Absent: Commissioner Robin Lowe.
- VII. **CD**
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.
- ITEM 2.1: TIME IS 9:03 A.M.

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 3.1:** 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 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.

II. **MAJOR ISSUES**

1. Given that the site is located within a Specific Plan, ALUC staff initially proposed that the zoning ordinance be amended to prohibit places of worship, day care centers, and libraries within the portion of the property in Compatibility Zone B2, and to prohibit children's schools, hospitals, and nursing homes anywhere within the applicable Planning Areas. Following the issuance of public notices, ALUC staff was advised by Planning staff that the Specific Plan has expired. Thus, it is now likely that the Specific Plan zoning ordinance will be rescinded and conventional zoning applied to properties formerly subject to the Specific Plan. As a result, the nature of CZ07690 will be altered, and re-advertisement will be required once the revised proposal has been selected.
2. The project site is split by the boundary between Compatibility Zones B2 and D. The tentative parcel map does not depict the Compatibility Zone boundary and does not provide for a set-aside of open area. Projects of ten acres or greater in Compatibility Zone D must set aside 10% of their gross land area as ALUC-qualified open area. The applicant has proposed an alternative condition formulation whereby the open land area requirement would be addressed in the course of plot plan review.

UPDATE: The issues relating to the expiration of the Specific Plan and the applicant's revised course of action have not yet been settled.

III. **STAFF RECOMMENDATION**

Staff recommends CONTINUANCE to March 11, 2010, pending resolution of the matters cited above.

IV. **PROJECT DESCRIPTION**

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, as adopted in 1994. As proposed by the applicant, the site would retain its SP (Specific Plan) zoning, 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 land use designations in the Specific Plan, as reflected in the Southwest Area Plan Land Use Map of the Riverside County Integrated Project (RCIP) General Plan. The applicant proposed to amend the zoning ordinance provisions to provide for offices, health and exercise centers, and laboratories as among the permitted uses. Parcel Map No. 35212 would divide the 56.95-acre site into 20 commercial/industrial lots, with 8.43 acres of road rights-of-way.

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V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org

No one spoke in favor, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 6-0, **CONTINUED** the project to March 11, 2010.

Absent: Commissioner Robin Lowe.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 3.1: TIME IS 9:04 A.M.

**AIRPORT LAND USE COMMISSION
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- I. **AGENDA ITEM 4.1:** 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.

II. **MAJOR ISSUES**

The mulch and compost materials being sold will be stored outside buildings. The project is located very close to the Runway Protection Zone southerly of the runway terminus. It is vital that the property be utilized in a manner that will not attract birds. According to Federal Aviation Administration Advisory Circular 150/5200-33B, *Hazardous Wildlife Attractants on or near Airports*, putrescible-waste disposal operations should not be sited near airports. However, the report also states that “composting operations that accept only yard waste (e.g., leaves, lawn clippings, or branches) generally do not attract hazardous wildlife.” Riverside County EDA officials have advised that the facility has been in operation for some time, and there have been no wildlife-related complaints to date. (Concern was expressed regarding the applicant’s use of a “light tower” during nighttime operations.)

Although not an ALUC issue, the County Planning Department has deferred evaluation of this project pending a HANS (Habitat Assessment and Negotiation Strategy) review. Such reviews could potentially affect the ultimate location of structures and site improvements.

III. **STAFF RECOMMENDATION**

Staff recommends CONTINUANCE to the meeting of March 11, 2010. The applicant’s representative has agreed to a continuance due to the potential effect of HANS review on site design and structure placement.

Staff has included a condition prohibiting use of any food or municipal solid waste in the mulch or compost materials, and requests that the Commission provide direction as to whether additional information is needed pertaining to the potential wildlife hazard (such as development of a Wildlife Hazard Assessment prepared by a qualified wildlife damage management biologist) or whether to obtain an opinion from a U.S. Department of Agriculture Wildlife Services representative.

IV. **PROJECT DESCRIPTION**

Plot Plan No. 24389 proposes the use of approximately 2.34 acres of a 42.03-acre property for the sale of mulch and landscaping supplies. The only associated structure would be a 400 square foot office trailer or commercial coach. The mulch, consisting of decomposing vegetation, would be stored outdoors. Seven parking spaces would be provided, with additional graveled area that could potentially accommodate additional vehicles.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:
ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org

No one spoke in favor, neutral or opposition to the project

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VI. **ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 6-0, **CONTINUED** the project to March 11, 2010.
Absent: Commissioner Robin Lowe.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 4.1: TIME IS 9:05 A.M.

**AIRPORT LAND USE COMMISSION
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RIVERSIDE MEETING**

- I. **AGENDA ITEM 4.2: 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).

II. **MAJOR ISSUES**

Staff is evaluating the draft Specific Plan document, but had not completed its review of the document at press time. Staff anticipates completion of its review of the draft document by Monday, February 8. However, this would not leave sufficient time for the City to evaluate staff's requests. The major issues here relate mainly to text statements. The overall effect of the project is a positive one, in that the project would restrict the acreage designated for residential use to existing residential neighborhoods. Some changes to the document will be necessary to bring the document into compliance with U.S. Air Force Air Installation Compatible Use Zones report recommendations.

Staff received phone calls and one visit from property owners within the 300-foot radius outside the project boundary, but no contacts from property owners within the project boundary. Upon further analysis, ALUC staff has determined that only the property owners within the 300-foot radius were notified. Property owners within the project boundary, who would be most affected by the adoption of the Specific Plan, were not included in the notification.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission open the public hearing, consider testimony, and CONTINUE this item to March 11, 2010, with re-advertisement to include property owners inside the project boundary, as well as those within 300 feet of the outer boundaries of the project.

IV. **PROJECT DESCRIPTION**

The City of Perris proposes to adopt the Perris Valley Commerce Center Specific Plan, which 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 applicable to a 3,517.22-acre area (approximately 5.23 square miles). 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.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org

No one spoke in favor, neutral or opposition to the project

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VI. **ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 6-0, **CONTINUED** the project to March 11, 2010 for re-advertisement. Absent: Commissioner Robin Lowe.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctilma.org.

ITEM 4.2: TIME IS 9:06 A.M.

**AIRPORT LAND USE COMMISSION
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RIVERSIDE MEETING**

- I. **AGENDA ITEM 4.3: 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). 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).
- II. **MAJOR ISSUES**
FAA review of race course in Compatibility Zone A Runway Protection Zone and level of nonresidential intensity.
- III. **STAFF RECOMMENDATION**
Staff recommends CONTINUANCE to the meeting of March 11, 2010, pending receipt of comments from the Federal Aviation Administration regarding the acceptability of providing for segments of the race course within the “Future Object Free Area Extended” portion of the Runway Protection Zone. The applicant is in agreement with the continuance.
- IV. **PROJECT DESCRIPTION**
This is a proposal to develop a portion of the Kohl Ranch Specific Plan (approximately 294 acres) 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). 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.
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org
- The following spoke in opposition to the project:
Tony Griffin, Desert Herb Farms, 60125 Polk Street, Thermal, CA 92274
- No one spoke in favor or neutral to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission, by a unanimous vote of 6-0, CONTINUED the project to March 11, 2010.
Absent: Commissioner Robin Lowe.
- VII. **CD**
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 4.3: TIME IS 9:08 A.M.

**AIRPORT LAND USE COMMISSION
MINUTE ORDER FEBRUARY 11, 2010
RIVERSIDE MEETING**

- I. **AGENDA ITEM 4.4: 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).
- II. **MAJOR ISSUES**
Federal Aviation Administration (FAA) review has not been completed. Reflectivity, glare, and electrical interference are among the concerns when renewable energy facilities are proposed in the vicinity of airports. While it is likely that the project complies with open area requirements, staff cannot verify compliance without a more detailed site plan. Additional information is also requested regarding duration of construction, concentration of construction workers, and whether construction will occur at night.
- III. **STAFF RECOMMENDATION**
Staff recommends CONTINUANCE to the meeting of March 11, 2010, pending completion of the FAA obstruction evaluation review process and submittal of such additional information as is necessary to verify compliance with intensity limits and open area requirements.
- IV. **PROJECT DESCRIPTION**
This is a proposal to construct and operate 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 Blythe Airport. The area is labeled “non-aeronautical” on Exhibit 5 of the Blythe Airport Master Plan. The project will include maintenance enclosures not exceeding 25 feet in height.
- V. **MEETING SUMMARY**
The following staff presented the subject proposal:
ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org
- The following spoke in favor of the project:
Tanya Martinez, Applicant Representative, 3701 E. Meadowbrook Ave, Phoenix, AZ 85018
Jim Rodkey, City of Blythe, 235 N. Broadway, Blythe, CA 92225
- No one spoke in neutral or opposition to the project.
- VI. **ALUC COMMISSION ACTION**
The ALUC Commission, by a vote of 5-0, CONTINUED the project to March 11, 2010. Abstained: Commissioner Glen Holmes. Absent: Commissioner Robin Lowe.
- VII. **CD**
The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.

ITEM 4.4: TIME IS 9:17 A.M.

**AIRPORT LAND USE COMMISSION
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I. **5.0 ADMINISTRATIVE ITEMS**

5.1 Oral Communication on County Budget (Update)

Ed Cooper, ALUC Director updated Commissioners on the County Budget for 2010. He also introduced Russell Brady, a Contract Planner from Hogle-Ireland, who will be working with ALUC staff on a part-time basis.

II. **6.0 APPROVAL OF MINUTES**

Action on the minutes for January 14, 2010 was **CONTINUED** to March 11, 2010 due to only three members from the January meeting being present.

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

Robert Eppers, French Valley Concerned Citizens, came forward regarding French Valley Power Plant.

IV. **8.0 COMMISSIONER'S COMMENTS**

The Chairman expressed best wishes to Vice-Chairman Ballance for a speedy recovery.

V. **ADJOURNMENT**

The meeting was adjourned by Chairman Simon Housman at 10:26 a.m.

V. **CD**

The entire discussion of this agenda item can be found on CD and referenced quickly by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rctlma.org.