01/18/07

## **COMMISSION ACTION**

### STAFF RECOMMENDATON

### 3.0 PUBLIC HEARING: CONSISTENCY UNDER ONE MOTION

3.1 CONSISTENT ZAP1014MA06 - Michael Lansing etal. - County of Riverside

Case Nos. CZ07089 and TR32965 - Change the zoning of 19.75 -23.95 acres. Airport Area III. ALUC Staff Planner: Cecilia Lara,

Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

**Staff Recommendation:** CONSISTENT

### **4.0 PUBLIC HEARING: OLD BUSINESS**

4.1 CONTINUED TO 2-8-07 ZAP1001CO06 - Sharon Orit and Ron Benetzhak/RMA-

Riverside, Inc. City Case No. CUP 05-006 (Conditional Use Permit). Not in an airport influence area. ALUC Staff John Guerin, Ph: (951) 955-0982, or E-mail at Planner:

iguerin@rctlma.org.

**Staff Recommendation:** CONTINUE taking public testimony, and CONTINUE consideration of this matter to

February 8, 2007.

ZAPEA01FV06 - Environmental Assessment (E.A.) - Airport 4.2 CONTINUED TO 2-8-07 Land Use Commission Initiative - PROPOSAL: Adopt a Land

Use Compatibility Plan for French Valley Airport. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at

iguerin@rctlma.org.

**Staff Recommendation:** CONTINUE to February 8, 2007

4.3 TAKE NO ACTION ZAP1003FV06 – Hill Country S.A. Ltd./Richland Investments,

LLC- County Case Nos. Change of Zone No. 6811 and

Tentative Tract Map No. 30430. Suspended Plan. ALUC Staff

Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at

clara@rctlma.org.

**Staff Recommendation:** TAKE NO ACTION

#### **TAPES:**

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## 5.0 PUBLIC HEARING: NEW BUSINESS

CONSISTENT subject to the

added special condition #5 which

2.5 acres must come before the

5.5 INCONSISTENT

ZAP1004FV06 - KCT Consultants, Inc. for French Valley 5.1 TAKE NO ACTION

**Development PRT, LLC and Fred Fleming** - Commercial Parcel Map No. 35212. Suspended Plan. ALUC Staff Planner:

Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

**Staff Recommendation:** TAKE NO ACTION

5.2 TAKE NO ACTION

<u>ZAP1007FV06 - Patricia Miller</u> - County Case No. CZ07211 - Change of Zone from A-1-10 (Light Agriculture, 10 acre minimum lot size) to A-1-5 (Light Agriculture, 5 acre minimum lot size) on 19.54 – 20.88 acres. Suspended Plan. ALUC Staff Cecilia Lara, Ph: (951) 955-0549, or E-mail at Planner:

clara@rctlma.org.

**Staff Recommendation:** TAKE NO ACTION

ZAP1010RI06 - Charles Brown, Architect, for G.F.T., L.L.C. 5.3 CONTINUED TO 2-8-07

> and Unique Carpets - City Case No. P06-1530 (Design Review). Airport Zone C. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-

0549, or E-mail at clara@rctlma.org.

**Staff Recommendation:** CONTINUANCE to February 8,

2007 if FAA forms have not been submitted.

5.4 CONDITIONALLY ZAP1017MA06 - City of Riverside - City Case Nos. ANX103

with P05-0607 and ANX112 with P06-1154 – Annexation of 151 acres. Airport Area II. ALUC Staff Planner: Cecilia Lara, Ph:

(951) 955-0549, or E-mail at clara@rctlma.org.

states: Any new proposed subdivision with lots smaller than

**Staff Recommendation:** 

CONSISTENCY finding is possible.

ALUC for review.

ZAP 1019MA06 - Cottonwood Development, LLC/Hunsaker Associates – Tentative Tract Map No. 35148. Airport Area I. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at

Direct staff as to whether

jguerin@rctlma.org.

**Staff Recommendation:** Direct staff as to whether

CONSISTENCY finding is possible.

5.6 CONSISTENT with the staff ZAP1021MA06 - KDC (Koll Development Co.)/HPB Investments, LP - March JPA Case Nos. PP06-06 and ZV 06-02. conditions as amended.

Airport Areas I and II. ALUC Staff Planner: John Guerin, Ph:

(951) 955-0982, or E-mail at jguerin@rctlma.org.

Direct staff as to whether **Staff Recommendation:** 

CONSISTENCY finding is possible.

**TAPES:** 

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

5.7 CONDITIONALLY
CONSISTENT with the
additional condition (with the
consent of the applicant) that an
avigation easement be approved,
and provided that FAA makes a
determination of no hazard.

ZAP1007BD06 SKL Holding Group, Inc. – County Case No. PP22129 (Plot Plan). Airport Zone C. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

<u>Staff Recommendation</u>: Direct staff as to whether CONDITIONAL CONSISTENCY finding is possible.

5.8 CONSISTENT with the staff conditions as amended

<u>ZAP1008BD06 – Jonica Esperti</u> – County Case No. PP22238 (Plot Plan). Airport Zones B2 and D. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at <u>clara@rctlma.org</u>.

<u>Staff Recommendation</u>: INCONSISTENT, but consider possible use of Policy 3.3.6.

5.9 INCONSISTENT

ZAP1010BD06 – Northgate Crossing, LLC – City Case Nos. SP 06-3-19, GPA 05-7-71, ZC 05-7-636, PMP 05-7-45, PM. Airport Zones B1, B2, C and D. Parcel Map to divide into 23 parcels. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

**Staff Recommendation:** INCONSISTENT

### 6.0 PRESENTATION – DONNA NELSON/JAMAICA SANDS

Bob and Donna Nelson expressed concerns regarding operation of Bermuda Dunes Airport, noise, and future activities. Suggested options for public notice and acoustical mitigation. Mike Smith of the airport also commented.

# 7.0 <u>ADMINISTRATIVE ITEMS</u>

#### 7.1 - By Laws

Chairman Housman recommended that the requested change be made through a resolution for a vote of the Commission. Vice Chairman Rod Ballance motioned to approve the proposed amendment in concept and to direct staff and Counsel to prepare a resolution for formal adoption at the next scheduled meeting in February.

### 7.2 - Avigation and Over flight Easements

Chairman Housman suggested that consideration be given to avigation easements in the C Zone to protect the airports from being sued. Ken Brody from Mead and Hunt will do further research.

### 7.3 - Release of Wildlife Attractants Study

LSA Associates has prepared a draft of the study under the guidance and leadership of Mead and Hunt, which is presently being reviewed by EDA Aviation.

#### 7.4 - Take No Action Letters

The proposal to authorize staff to issue these letters was taken off calendar pending further legal review.

## TAPES: 3

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# 7.5 - Density in Specific Plans

This discussion item was continued to the next Commission meeting.

### 7.7 - Communications of Interest to Commission

Staff provided copies of its response to the overrule notice from the City of Perris regarding the amendment to the Park West Specific Plan. The ALUC workshop with the representatives of the cities in the Coachella Valley will be held on January 24, 2007.

### 9.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

### 10.0 COMMISSIONERS COMMENTS

Glen Holmes questioned the status of ALUC Budgets. Ed Cooper came forward with information on budget planning for ALUC.

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TAPES: 4

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