

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 13, 2007**

8/22/07

ALUC COMMISSION ACTION

STAFF RECOMMENDATION

2.0 PUBLIC HEARING: 1:00 P.M.

2.1 CONSISTENT

ZAP1033MA07 McCallan Properties, LLC - Jackie Le c/o Royal Street Communications California, LLC - City Case No. P07-0594 (Conditional Use Permit) - Proposal to establish a wireless communication facility. Airport Area II. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

3.0 PUBLIC HEARING: OLD BUSINESS

3.1 CONTINUE to a special meeting to be scheduled by staff at the EMWD or other suitable facility in accordance with the notice timing requirements.

ZAPEA01FV06 - Environmental Assessment (E.A.) – Airport 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 jguerin@rctlma.org.

Staff Recommendation: CONTINUANCE to September 13, 2007 to allow for 30-day public review of the revised document.

Staff Recommendation at hearing: Continue off-calendar and readvertise for a new hearing upon document completion.

3.2 CONDITIONALLY
CONSISTENT

ZAP1019RI07 - City of Riverside – Proposal to adopt the Magnolia Avenue Specific Plan, which would implement General Plan 2025. Airport Zones C, D, and E, and areas outside. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONDITIONAL CONSISTENCY, subject to additional ALUC review until Airport Overlay zoning is established.

TAPES:

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4.0 PUBLIC HEARING: NORTH COUNTY AREA

- 4.1 A motion was made to amend the agenda to have two separate motions. 4.1A (Change of Zone) and 4.1B (Plot Plan). **4.1A** was found CONSISTENT and **4.1B** was found CONSISTENT with the 1984 plan, with the conditions set forth in the staff report, plus a condition restricting future office space to 40,000 square feet in the southerly building and 30,000 square feet in the northerly building.
- ZAP1032MA07 – Ridge Property Trust II, LLC – City of Perris Case Nos. P07-0136 (Change of Zone) and P06-0417 (Plot Plan) – A proposal to change the zoning of 98.87 – 99.25 acres. Airport Areas I and II.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
- Staff Recommendation:** Plot Plan INCONSISTENT due to lot coverage. Change of Zone is CONSISTENT.

5.0 PUBLIC HEARING: SOUTH COUNTY AREA

- 5.1 TAKE NO ACTION
- ZAP1013FV07 – Silverhawk Commons, LLC and Steve Schafenacker - County Case Nos. PP22278 and PM35180.** A proposal to establish a 42-building, 643,250 square foot business park project. **Suspended Plan.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.
- Staff Recommendation:** TAKE NO ACTION
- 5.2 TAKE NO ACTION
- ZAP1014FV07 Fairfield Winchester 1800 LP/Alliance Land Planning & Engineering - County Case No. PP22650 (Plot Plan) – Multi-Family development consisting of 174 apartments, a club house, and other accessory structures on 12.38 gross acres. Suspended Plan.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.
- Staff Recommendation:** TAKE NO ACTION
- 5.3 TAKE NO ACTION
- ZAP1015FV07 – Warm Springs Inv. Ltd., c/o Richland Communities – Tentative Tract Map No. 32011.** A proposal to divide 9.7–10.3 acres. **Suspended Plan.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.
- Staff Recommendation:** TAKE NO ACTION

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6.0 PUBLIC HEARING: EAST COUNTY AREA

- 6.1 CONTINUED to September 13, 2007. **ZAP1017BD07 - ADI Properties, LLC/Gimel Properties – City Case No. CUP 07-4-888.** (“Jefferson Crossroads Centre”) A proposal to establish a retail commercial and office center. Airport Zone D. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: INCONSISTENT due to intensity.

- 6.2 CONSISTENT **ZAP1003BA07 – City of Banning – Banning Municipal Airport Master Plan (90-01) Update and Airport Layout Plan Update.** Airport Development Project. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT

- 7.1 **RESOLUTION NO. 2007-03 – Concerning ALUC Development Review Fees**
Commissioner Arthur Butler motioned to approve Resolution 2007-03. Seconded by Commissioner Glen Holmes. Vote of 5-0. Chairman Housman signed Resolution 2007-03.

- 8.0 **PRESENTATION:** Mitra Mehta, Principal Planner of the Riverside County Planning Department, made a Power Point presentation to the Commission on the General Plan Amendment for the South County Implementation Program.

10.0 APPROVAL OF MINUTES

Chairman Housman commented that he had a conversation with John Guerin, ALUC Principal Planner, regarding the use of the phrase “realistic” for methods of calculation and to request staff to contact our aviation consultant to provide formal documentation of a proposed alternative method of calculation of occupancy in retail buildings. **ACTION TAKEN:** Commissioner Glen Holmes motioned to approve the minutes for July 12, 2007. Seconded by Vice Chairman Rod Ballance. Vote of 4-0. **ABSTAIN:** Chairman Simon Housman. **ABSENT:** Commissioners Melanie Fesmire and Robin Lowe.

11.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Vice Chairman Rod Ballance indicated that the March Joint Powers Authority has hired Mr. Kirk Pelsler as its Redevelopment Director.

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12.0 COMMISSIONER COMMENTS

Chairman Housman formed two subcommittees:

1. Coordinate with the County Planning Department regarding the development of the County's updated General Plan. Chairman Housman assigned himself, Commissioner Glen Holmes, and Vice Chairman Rod Ballance to this subcommittee.
2. Alternate conditions upon a finding of inconsistency. Commissioners John Lyon, Arthur Butler and Robin Lowe were assigned to this subcommittee.

Chairman Housman also requested staff to confer with County Counsel regarding Avigation Easements for overflight and noise.

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