

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
MAY 12, 2011**

6-7-11

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Glen Holmes, John Lyon, Sam Toles (alternate for Greg Pettis) and Richard Stewart

COMMISSIONERS ABSENT: Greg Pettis

**2.0 PUBLIC HEARING: NEW BUSINESS**

2.1 Staff report recommended: **CONTINUANCE to 6-9-11 (pending FAA submittal at 48 feet).** **ZAP1070MA11 – LNR Property, LLC (LNR CPI Meridian BTS 356 and 223) (Project Mgr.: John Schaefer) – JPA Case Nos.: Plot Plan No. 11-01 and Variance No. 11-01**

Staff recommended at hearing: **CONDITIONAL CONSISTENCY pending FAA determination.**

ALUC Commission Action: **CONDITIONAL CONSISTENCY pending FAA approval. (Vote 7-0)**

- A proposal to establish a 600,000 square foot industrial building (primarily warehousing, with not more than 20,000 square feet of office space) with a height of up to 48 feet on 26.95 acres located easterly of Innovation Drive and Meridian Parkway, westerly of Interstate 215 and the rail line and southerly of Cactus Avenue, within the land use jurisdiction of March Joint Powers Authority (Airport Area I 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.

2.2 Staff report recommended: **CONDITIONAL CONSISTENCY (subject to City adding additional policies).**

Staff recommended at hearing: **CONDITIONAL CONSISTENCY (subject to City adding additional policies).**

ALUC Commission Action: **CONSISTENT with specific conditions as presented by staff, with the following changes to conditions:**

a) **That the following sentence be added to Condition No. 1:** “The City of Murrieta shall incorporate a change in its Land Use Element tables to reflect a lower level of the density range of Rural Residential as 0.2 dwelling units per acre.”

**ZAP1040FV11 – City of Murrieta** – A proposal by the City to adopt General Plan 2035, a comprehensive update to the City's General Plan to guide the long-term development of the City and its Sphere of Influence. The General Plan includes an introduction, a Vision Chapter, and the following Elements: Land Use, Economic Development, Circulation, Conservation, Recreation and Open Space, Air Quality, Noise, Infrastructure, Safety, Healthy Communities, and Housing. (The Housing Element is being updated through a separate process and is not being reviewed through ZAP1040FV11). The City includes land within Airport Compatibility Zones B1, C, D, and E, as well as the Height Review Overlay Zone, of the French Valley Airport Influence Area (AIA). Portions of three “General Plan 2035 Focus Areas” are among the properties in the French Valley AIA. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

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**b) That Condition No. 2 be amended to read as follows:**

“The City of Murrieta shall incorporate a policy in its Land Use Element that requires new commercial development and places of assembly located within French Valley Airport Influence Area in Zones B1, C, and D to be reviewed by the Airport Land Use Commission for consistency with applicable population intensity limits.”

**(Vote 7-0)**

**3.0 ADMINISTRATIVE ITEMS**

**3.1 Open Area Requirements and Redevelopment of Commercial Sites: Parking Lot Shading.**

ALUC staff requested Commission discussion and additional guidance in this matter.

Commissioner Holmes asked whether there was a time constraint on resolution of the issue. John Guerin, ALUC staff, responded that it is not an immediate concern, but that staff anticipated that the issue would arise with increasing frequency as redevelopment of existing projects becomes more prevalent. Chairman Housman asked whether the intent was to discuss a policy change that would need to be incorporated in the Countywide Policies. Mr. Guerin responded that potentially an amendment would be needed, but that there was also a question of how to implement the existing policies. Commissioner Holmes asked whether the issue is the placement of trees in the specified 75-foot by 300-foot open area. Chairman Housman noted that this was the issue, and that ALUC’s requirements for open area (which specify no trees greater than 4 inches in diameter) conflict with the requirements of some jurisdictions that the parking lots be shaded. Simply brushing aside the open area requirement for redevelopment projects would create a huge hole in the layer of protection provided by compatibility policies. Commissioner Lyon suggested that ALUC staff communicate with Planning staffs of the affected jurisdictions to request that shading requirements be modified for locations in Airport Compatibility Zone D. ALUC Director Ed Cooper advised that such contacts have been made, and that Planning staffs are not inclined to make that exception, especially now that landscaping and shading have become standard means to reduce net greenhouse gas emissions from development. Chairman Housman noted that these landscaping and shading requirements are now included in ordinances in many jurisdictions. Commissioner Lyon inquired as to the level of detail in the ordinances. Mr. Guerin referred him to Section 18.12 of County Ordinance No. 348. He advised that staff could collect or view ordinances of the affected jurisdictions. Commissioner Lyon noted that parking lots are probably not a high proportion of total land area in a jurisdiction and indicated that, for reasons of public safety, modifications to landscaping and shading requirements could still be worth pursuing. He requested more information. Commissioner Holmes commented on a time when he made a successful emergency landing in a parking lot. Mr. Cooper advised that city representatives have noted that automobiles in a parking lot are

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obstructions as surely as trees are, and in many cases, parking lots may be full, except in late evening and early morning. Chairman Housman suggested considering alternatives to reliance on parking lots as open space, possibly including roadways and off-site open space. He noted that the issue also occurs in the B1 and C zones, and suggested proceeding cautiously. Commissioner Holmes noted that the Commission's mission is to protect the airports. Chairman Housman noted that considering roads and off-site open space would provide some flexibility, which is needed when dealing with redevelopment, rather than a new project on vacant land. Commissioner Toles agreed that flexibility is needed and noted that State and local governments need to be more open to business needs, rather than applying layers of restrictions on business. Chairman Housman suggested that staff: (1) Compile relevant sections of ordinance of affected jurisdictions; (2) Consult with County Planning's landscape architecture specialists to determine if there are particular types of trees or bushes that meet the needs of both ALUC and the County, in order to develop recommended landscaping palette for these zones. Mr. Cooper suggested also compiling some information regarding the greenhouse gas issues. He also suggested that the Commission might want to consider natural open area features in the vicinity of a parcel.

**3.2 Report from March Joint Land Use Study (JLUS) Subcommittee to ALUC.**

The March Joint Land Use Study Review Subcommittee met on March 10 and April 14, and did not request that any changes be made to the land use compatibility criteria included in the document. Staff will present a summary of the recommended land use compatibility criteria at the June 9 meeting.

Vice Chairman Rod Ballance and Commissioner Glen Holmes thanked staff for an excellent job on the subcommittee assignments. ALUC staff indicated the next presentation will be an informational presentation to allow the Commission to comment on any issues they might have with regard to the draft March JLUS Plan. The next step is the issuance of a request for proposal, which will assist in estimating the cost associated with the environmental documentation for the project.

**4.0 APPROVAL OF MINUTES**

The April 14, 2011 minutes were approved by a vote of 5-0. Abstained: Commissioner Stewart and Sam Toles (alternate for Greg Pettis).

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

Vice Chairman Rod Ballance commented on the Harvest Landing issue in the newspaper, the Press-Enterprise editorial entitled Protect March, and noted the statement that "Perris officials argued the Airport Land Use recommendations which date from the 1980's are antiquated and not based on science." Mr. Ballance thanked Ed Cooper for his comments in the Press Enterprise newspaper and also gave Mr. Cooper a copy of an e-mail from Colonel Bill Gavitt to Lori Stone regarding a dilemma surrounding March Air Reserve Base (MARB), to put in the record as a private citizen. ALUC staff informed the Commission that the Harvest Landing project is not within the airport influence area of Perris Valley, in an area where intensity would be limited pursuant to that plan (which addresses areas westerly of the freeway), but that it is affected by MARB air traffic. Mr. Cooper commented, in response to the Commissioners' concerns, that there would be many opportunities in the future to interact with the City staff as we move forward to adopt the JLUS. If the Commission wishes, we can have a workshop with the Perris City Council discussing long range issues about March.

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**6.0 COMMISSIONER'S COMMENTS**

Ed Cooper, ALUC Director, informed the Commission that April 15 was the deadline for bringing action pursuant to CEQA to challenge the Commission's adoption of the Perris Valley ALUCP and associated CEQA documents. To date, staff has not received notice of any such challenges. Therefore, the Perris Valley Airport Land Use Plan is now in effect.

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4

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