

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 10, 2014**

8/25/14

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

COMMISSIONERS ABSENT: Simon Housman

**2.0 PUBLIC HEARING: CONTINUED CASE**

- 2.1 Staff report recommended: **CONSISTENT IF FURTHER REVISED**
- Staff recommended at hearing: **CONSISTENT IF FURTHER REVISED**
- ALUC Commission Action: **CONSISTENT IF FURTHER REVISED (Vote 7-0)**
- ZAP1012RG14 – Riverside County (Representative: Kristi Lovelady, Planning Department)** – County Case No. GPA 00960 (General Plan Amendment). General Plan Amendment No. 960 includes revisions to the text of all General Plan Elements (except Housing), Area Plans, and mapped land use and/or overlay designations of parcels. As such, the proposal affects land in many of the County’s Airport Influence Areas. The proposal also includes a Climate Action Plan. The proposal comprises a comprehensive review of, and necessary updates to, the Riverside County General Plan’s policies, maps, and implementing directions, including changes to provide for consistency with the Blythe Airport Land Use Compatibility Plan. (Multiple affected Airport Influence Areas). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1096MA14 – Stratford Ranch Investors, LLC (Representative: Jason Keller)** – City of Perris Case Nos. GPA 14-02-0003 (General Plan Amendment), ZC 14-02-0004 (Zone Change) and TR 36648 (Tentative Tract Map). Tentative Tract Map No. 36648 is a proposal to divide 65.8 gross acres located westerly of Evans Road, easterly of the Perris Valley Storm Drain Channel, northerly of an easterly straight-line extension of La Vina/Markham Street, and southerly of an easterly straight-line extension of Oleander Avenue and the Moreno Valley/Perris boundary into 271 single-family residential lots, plus 5 open space lots for drainage. GPA 14-02-0003 is a proposal to amend the City’s General Plan land use designation of the project area from SP (Specific Plan) to R-6,000. (There is no adopted Specific Plan in effect for this property.) ZC 14-02-0004 is a proposal to re-zone the project area from R-10,000 to R-6,000. (Area III of March Air Reserve Base Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

**CDS:**

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- 3.2 Staff report recommended: **ZAP1033HR14 – AP North Lake Solar, LP (Representative: EPD Solutions, Jeremy Krout)** – City of Hemet Case No. CUP 14-006 (Conditional Use Permit).  
**CONSISTENT**  
Staff recommended at hearing: **CONSISTENT with amendment to Condition 9.** A proposal to construct and operate a 20 megawatt solar photovoltaic (PV) electric generation facility on 94 acres of a 134-acre parcel (the Breliaint property) located southerly of Acacia Avenue, westerly of Sanderson Avenue, and northeasterly of Hemet-Ryan Airport (Areas I and II of the Hemet-Ryan Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).  
ALUC Commission Action: **CONSISTENT with, amendments to Conditions 7, 8, and 9 – see minutes (Vote 6-0; Recused: Pippin)**
- 3.3 Staff report recommended: **ZAP1023TH14 – Fullerton Architects PC (Nick Fullerton), for Rahul and Manju Chopra** – County Case No. BNR140009 (Building Permit). The applicant proposes to install and operate roof mounted, non-tracking photovoltaic solar panels on a three-story private member's garage, at Lot 4 of Thermal Club, a motorsports facility located northerly of 62<sup>nd</sup> Avenue, easterly of Tyler Street, westerly of Polk Street, and southerly of 60<sup>th</sup> Avenue in the unincorporated community of Thermal (Zone C of the Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).  
**CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- 3.4 Staff report recommended: **ZAP1055FV13 – Agate Real Estate C/O Cornerstone Communities (Representative: MDMG, Larry Markham)** - County Case Nos. SP00265A1 (Specific Plan Amendment), CZ07806 (Change of Zone), GPA01123 (General Plan Amendment), and TR36546 (Tentative Tract Map). The Specific Plan Amendment proposes to primarily amend the land use designations and boundaries for the proposed Tentative Tract Map to add Medium Density Residential (2-5 dwelling units per acre) and Medium High Density Residential (5-8 dwelling units per acre) land use designations to the Specific Plan for a total of 269 dwelling units. In addition, the Specific Plan Amendment proposes to adjust the boundaries of the Specific Plan to remove areas annexed into the City of Murrieta and purchased for the French Valley Airport, revise the alignment of Borel Road within the Plan boundaries and update Planning Area acreages per more accurate data. The Change of Zone proposes to amend the Specific Plan Zoning ordinance to comply with the proposed Specific Plan Amendment. The General Plan  
**CONSISTENT (GPA and Change of Zone); INCONSISTENT (Specific Plan and Tract Map)**  
Staff recommended at hearing: **CONTINUE to 9/11/14 by the request of the applicant**  
ALUC Commission Action: **CONTINUED to 9/11/14 by the request of the applicant (Vote 7-0)**

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Amendment proposes to revise the boundaries of the Specific Plan area and designate the area removed from the Specific Plan within the jurisdiction of the County of Riverside as Public Facility (PF). The Tentative Tract Map proposes to subdivide 161.89 gross acres located westerly of Leon Road, southerly of Borel Road, northerly of McGowans Pass, and generally easterly of existing Calistoga Road into 269 residential lots, 2 open space lots, 10 water quality lots, 8 HOA lots, and 4 park lots. (Zones A, B1, B2, C, and D of French Valley Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at [rbrady@rctlma.org](mailto:rbrady@rctlma.org).

**4.0 ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

4.2 Compatibility Plan Status Update – Information Only

4.3 Solar Glare Hazard Analysis Tool

ALUC Contract Planner Russell Brady provided an oral presentation on the Solar Glare Hazard Analysis Tool (SGHAT) that is now utilized by the Federal Aviation Administration. Commissioner Pippin, alternate for Chairman Housman, asked how the model addresses the level or intensity of glare. Jason Pfaff, Power Engineers, discussed angle of incidence and after-image effects.

**5.0 APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 7-0 approved the June 12, 2014 minutes.

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

Commissioner Stewart announced that the City of Moreno Valley had elected a new Mayor, Jesse Molina, and new Council member, George Price. He also informed the Commission that he was re-appointed to the March Joint Powers Commission.

**7.0 COMMISSIONERS' COMMENTS**

Commissioner Holmes asked staff to report back in September regarding potential for allowing small day care centers and day care as an accessory use to nonresidential uses in Compatibility Zones where day care centers are prohibited as a primary use.

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