

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JUNE 9, 2016**

6-30-16

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, Glen Holmes, John Lyon, Steve Manos, Russell Betts, alternate for Greg Pettis

COMMISSIONERS ABSENT: Greg Pettis

2.0 PUBLIC HEARING: CONTINUED ITEMS

- 2.1 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **CONSISTENT** pursuant to Policy 3.3.6, modifying Condition #9 (see minutes)
(Vote 7-0)
- ZAP1010PV16 – Raintree Investment Corporation (Representative: Melissa Perez, Albert A. Webb and Associates)** – City of Perris Case No. 15-05181 (Tentative Tract Map No. 36988). A proposal to divide 37.65 acres (Assessor’s Parcel Numbers 330-150-015 and 330-150-016) located westerly of Murrieta Road and northerly of Ethanac Road into 166 single-family residential lots and four open space lots. The proposed subdivision is located within the Green Valley Specific Plan in the City of Perris. (Airport Compatibility Zones D and E of the Perris Valley Airport Influence Area and Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area). Continued from May 12, 2016. ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- 2.2 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **CONDITIONALLY CONSISTENT** pursuant to Policy 3.3.6, modifying Condition #9 (see minutes)
(Vote 7-0)
- ZAP1011PV16 – Raintree Investment Corporation (Representative: Melissa Perez, Albert A. Webb and Associates)** – City of Perris Planning Case No. 15-05180 (Tentative Tract Map No. 36989). A proposal to divide 37.09 acres (Assessor’s Parcel Numbers 330-150-011, 330-150-012, 330-150-013) located westerly of Murrieta Road and northerly of Ethanac Road into 146 single-family residential lots and five open space lots. The proposed subdivision is located within the Green Valley Specific Plan in the City of Perris. (Airport Compatibility Zones C and D of the Perris Valley Airport Influence Area and Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

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- 2.3 Staff report recommended: **CONTINUE to 7-14-16**
- Staff recommended at hearing: **CONTINUE to 7-14-16**
- ALUC Commission Action: **CONTINUED to 7-14-16 with the consent of the applicant (Vote 7-0)**
- ZAP1194MA16 – City of Riverside (Representative: Doug Darnell)** – City Case No. P15-1010 (General Plan Amendment). A proposal by the City of Riverside to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section. (Airport Compatibility Zones B1-APZ II, B1, C1, C2, D, and E of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at iquerin@rctlma.org

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1069FV16 – James Delhamer** – County of Riverside Planning Case No. CUP 03742 (Conditional Use Permit). The applicant is proposing a mini-storage facility on 4.36 acres (Assessor's Parcel Number: 957-371-012) located on the northwest corner of Calistoga Drive and Commerce Court. The project proposes three mini-storage buildings totaling 135,267 square feet, 1,144 square feet of office area, and a 1,100 square foot caretaker/manager residence for a total of 137,511 square feet of building area. The proposed buildings will have a mix of single and two story buildings with a maximum height of 35 feet. (Airport Compatibility Zone C of French Valley Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org
- 3.2 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Holmes)**
- ZAP1068FV16 – FVIP, LLC (Representative: Dan Long)** – County of Riverside Planning Case Nos. PP25998 (Plot Plan) and PM37082 (Tentative Parcel Map). The applicant is proposing a mini-storage and outdoor recreational vehicle (RV) storage facility on an 8.09-acre site located easterly of Briggs Road and southerly of Magdas Coloradas Street. The project will have two phases: phase one proposes six mini-storage buildings consisting of 104,949 square feet of mini-storage area and 2,050 square feet of office area, and an outdoor RV storage area with 13,600 square feet of covered RV storage on 1.91 acres; phase two proposes a 49,500 square foot mini-storage building, for a total of 156,499 square feet of building area. The proposed buildings will be a mix of single and two stories with a maximum building height of 31 feet. The proposed Parcel Map would

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merge seven existing commercial parcels (Assessor's Parcel Numbers 963-070-005 through 963-070-011) into two parcels. (Airport Compatibility Zones A and B1 of French Valley Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

3.3 Staff report recommended:
CONSISTENT (Change of Zone); INCONSISTENT (CUP)

Staff recommended at hearing:
CONTINUE to 7-14-16 per applicants request

ALUC Commission Action:
CONTINUED to 7-14-16 with the consent of the applicant (Vote 7-0)

ZAP1070FV16 – RTN Development Inc. (Representative: Rick Neugebauer) – County of Riverside Planning Case Nos. CUP03744 (Conditional Use Permit) and CZ07909 (Change of Zone). The applicant is proposing a microbrewery and a warehouse facility (primarily for storage of wine) on 3.68 acres (2.1 acres net) (Assessor's Parcel Numbers: 963-070-002, 963-070-003, 963-070-004), located westerly of Briggs Road, easterly of Winchester Road (Highway 79), southerly of the westerly extension of Magdas Coloradas Street, and northerly of the westerly extension of Cochise Circle. The project proposes a 36,278 square foot building which includes: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area. The project also has a 1,420 square foot outdoor seating and gaming area attached to the building. The building will be two stories and have a maximum height of 35 feet. The applicant also proposes to change the zoning of the proposed 3.68 acre parcel from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). (Airport Compatibility Zones B1 and C of French Valley Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rctlma.org

3.4 Staff report recommended:
CONSISTENT

Staff recommended at hearing:
CONTINUE to 7-14-16

ALUC Commission Action:
CONTINUED to 7-14-16 (Vote 7-0)

ZAP1019RG16 – County of Riverside (Representative: Larry Ross) – County Case No. Ordinance Amendment No. 348.4835. This is a Countywide amendment to Riverside County Ordinance No. 348 clarifying where residential care facilities, residential health facilities, and sober living homes would be permitted uses in the unincorporated areas and the type of use permit that would be required for such use (if any), consistent with State law. Article XIXe would be amended to provide definitions and criteria for five types of group facilities (Residential Facility, Residential Care Facility, Residential Care Facility for the Elderly, Alcohol or Drug Abuse Treatment Facility, and Sober Living Homes) and two types of health facilities (Developmentally Disabled Care Facility and Congregate Living Health Facility). Each such use serving six or fewer persons would be

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considered a residential use of property allowed by right in residential zones. Those serving seven or more persons (except Sober Living Homes) would require a Conditional Use Permit. Ordinance No. 348.4835 also adds reasonable accommodation provisions to Ordinance No. 348 and updates definitions to clarify and remove any inconsistencies that may result from the revisions made to Article XIXe. (Countywide). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at iquerin@rctlma.org

3.5 Staff report recommended:
CONTINUE to 7-14-16

Staff recommended at hearing:
CONTINUE to 7-14-16

ALUC Commission Action:
**CONTINUED to 7-14-16 with
the consent of the applicant
(Vote 7-0)**

ZAP1199MA16 – City of Perris (Representative: Nathan Perez) – City Case Nos. General Plan Amendment 15-05122, Specific Plan Amendment 16-05025, and Ordinance Amendment 16-05024. General Plan Amendment 15-05122 is a proposal by the City of Perris to amend the Land Use and Safety Elements of its General Plan so as to bring that Plan into consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”). Ordinance Amendment 16-05024 is a proposal to amend Chapter 19 of the Perris Municipal Code by adopting an Airport Overlay Zone Code Section. Specific Plan Amendment 16-05025 is a proposal to update the Airport Overlay Zone Section (Section 12) of that Plan so as to comply with the March ALUCP. (Airport Compatibility Zones A, B1- APZ 1, B1-APZ II, B2, C1, C2, D and E of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at iquerin@rctlma.org

3.6 Staff report recommended:
**Approve Negative Declaration for
2004 Banning Municipal Airport
Land Use Compatibility Plan
(BMALUCP); Adopt Amendment to
the 2004 (BMALUCP); Direct staff
to return on 7/14/16 with
Resolution memorializing
Commission’s actions on 6/9/16**

Staff recommended at hearing:
**Approve Negative Declaration for
2004 Banning Municipal Airport
Land Use Compatibility Plan
(BMALUCP); Adopt Amendment to
the 2004 (BMALUCP); Direct staff
to return on 7/14/16 with
Resolution memorializing
Commission’s actions on 6/9/16**

ZAPEA01BA15 - 2016 Amendment to 2004 Banning Municipal Airport Land Use Compatibility Plan. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at iquerin@rctlma.org

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ALUC Commission Action:
**Approved Negative Declaration for
2004 Banning Municipal Airport
Land Use Compatibility Plan
(BMALUCP); Adopted Amendment
to the 2004 (BMALUCP); Directed
staff to return on 7/14/16 with
Resolution memorializing
Commission's actions on 6/9/16**

(Vote 6-0; Recused: Housman)

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director's Approvals – Information Only

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a vote of 7-0 approved the May 12, 2016 minutes.

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

James Kelly, NRG Energy, applicant for the Blythe II Solar Project came forward requesting a special ALUC meeting in order to amend conditions relating to the height of electric lines associated with the project. He advised that the higher poles had already received approval from FAA. A motion was made by Chairman Housman to schedule a special ALUC meeting to consider amending conditions for this project on Friday, July 1, 2016 in Riverside, CAC. The ALUC Commission voted unanimously to schedule the meeting.

7.0 **COMMISSIONER'S COMMENTS**

Ed Cooper, ALUC Director, advised that the Riverside County Board Chambers will be closed in August due to upgrades and maintenance. We have two alternative locations pending for the August 11 Commission meeting, the Eastern Municipal Water District (EMWD) in Perris or the La Quinta City Council Chambers.

Rod Ballance, Vice Chairman, recommended an outreach program to the cities regarding the role of ALUC. He also noted that the County Board of Supervisors has started the process to eliminate the land use jurisdictional powers of the March Joint Powers Authority. Mr. Cooper agreed with the need for additional outreach efforts. He also informed the Commission that he had recently attended a meeting of the March Joint Powers Commission.

Commissioner Holmes cautioned staff to be aware of the Commission's concerns regarding Zone A and the Runway Protection Zone. Chairman Housman noted that FAA regulations need to be considered. Commissioner Lyon advised that property ownership should not be a consideration when determining acceptable use in the Runway Protection Zone.

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