

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
FEBRUARY 11, 2010**

2-23-10

COMMISSIONERS PRESENT: Simon Housman, Arthur Butler, Melanie Fesmire, Glen Holmes, John Lyon, and Daniel Olson (alternate for Rod Ballance)

COMMISSIONERS ABSENT: Rod Ballance, Robin Lowe

2.0 PUBLIC HEARING: NEW BUSINESS

- 2.1 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0, absent: Robin Lowe)**
- MA-06-114A – Western Realco (Representative: Vance Mape) – City of Riverside Case No. P07-0102 (General Plan Amendment)** – A proposal to amend the General Plan designation of 10.28 acres within an 80.07-acre property located northerly of Alessandro Boulevard and westerly of San Gorgonio Drive in the City of Riverside. The property is currently split between two designations: B/OP (Business Office Park) and P (Public Parks). The proposal would amend the designation of 6.25 acres from P to B/OP, and amend the designation of 4.03 acres from B/OP to P to facilitate development of the subject 80.07 acre site with a 36.91-acre business center for light industrial, warehouse distribution, and office uses. Additionally, 36.23 acres would be dedicated to the City of Riverside Parks, Recreation, and Community Services Department for incorporation into the adjacent Sycamore Canyon Wilderness Park. (Airport Areas II and I, March Air Reserve Base Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

3.0 PUBLIC HEARING: OLD BUSINESS

- 3.1 Staff report recommended: **CONTINUE TO 3-11-10**
- Staff recommended at hearing: **CONTINUE TO 3-11-10**
- ALUC Commission Action: **CONTINUED TO 3-11-10 (Vote 6-0, absent: Robin Lowe)**
- ZAP1035FV09 and ZAP1004FV06 – H.G. Fenton Development Co./Fred J. Fleming (Representatives: Allen Jones and Karen Ruggels)** - ZAP1035FV09: County Case Nos. CZ07690 (Change of Zone) and SP00265S1 (Substantial Conformance to Specific Plan). ZAP1004FV06: County Case No. PM35212 (Commercial/Industrial Parcel Map). These cases relate to a 56.95-acre site located easterly of Winchester Road, southerly of Sparkman Way (Airport Entrance Road), westerly of French Valley Airport, and northerly of an easterly straight-line extension of Hunter Road, in the unincorporated French Valley area. The site comprises Planning Areas 11.1 and 21.1 along with a portion of Planning Area 21.2, within the Borel Airpark Specific Plan.

CDS:

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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

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The site is and would remain zoned SP (Specific Plan), but the allowed land uses and development standards would change from a basis of A-1-10 (Light Agriculture, 10 acre minimum lot size) and C-P-S (Scenic Highway Commercial) to C-O (Commercial-Office) and C-P-S, in accordance with the Specific Plan. Offices, health and exercise centers, and laboratories would be among the permitted uses. PM35212 would divide the site into 20 commercial/industrial lots, with 8.43 acres of road rights-of-way. Airport Compatibility Zones B2 and D. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

4.0 PUBLIC HEARING: NEW BUSINESS

- 4.1 Staff report recommended: **CONTINUE TO 3-11-10**
- Staff recommended at hearing: **CONTINUE TO 3-11-10**
- ALUC Commission Action: **CONTINUED TO 3-11-10 (Vote 6-0, absent: Robin Lowe)**
- ZAP1037FV09 – Agriscape, Inc. (Ricardo Almejo (Representative: Ralph Megna/The Jamieson Group, Inc.) – County Case No. PP24389 (Plot Plan) – A proposal to allow use of approximately 2.34 acres of a 42.03-acre property located easterly of Sky Canyon Drive and southerly of Borel Road and the southerly terminus of Runway 18-36 for the sale of mulch and landscaping supplies. A 400 square foot office trailer or commercial coach would be the only structure on-site. Seven parking spaces would be provided, with additional graveled area that could potentially accommodate additional vehicles. The site is located within Airport Compatibility Zones B1 and C of the French Valley Airport Influence Area, in unincorporated Riverside County. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.**
- 4.2 Staff report recommended: **CONTINUE TO 3-11-10 for re-advertisement**
- Staff recommended at hearing: **CONTINUE TO 3-11-10 for re-advertisement**
- ALUC Commission Action: **CONTINUED TO 3-11-10 for re-advertisement (Vote 6-0, absent: Robin Lowe)**
- ZAP1063MA09 – City of Perris (Representative: Brad Eckhardt, Planning Manager) – City Case Nos. 08-10-007 (Specific Plan), 08-10-008 (General Plan Amendment), and 08-10-009 (Change of Zone). The City proposes to adopt the Perris Valley Commerce Center Specific Plan, which would apply to a 3,517.22-acre area (approximately 5.23 square miles) located southerly of the City of Moreno Valley and March Air Reserve Base, easterly of Interstate 215, northerly of Placentia Street, and westerly of the Perris Valley Storm Drain Channel. The Specific Plan would establish a land use plan (thereby modifying General Plan land uses), designate Planning Areas, establish a list of permitted uses, modify development standards, and establish design guidelines, infrastructure plans, landscaping guidelines, and administrative procedures. The general plan amendment would designate the**

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project area as a Specific Plan, and the change of zone would establish Specific Plan zoning. The majority of the area would continue to be designated for industrial use. (Airport Areas I, II, and III of the March Air Reserve Base Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

4.3 Staff report recommended:
CONTINUE TO 3-11-10

Staff recommended at hearing:
CONTINUE TO 3-11-10

ALUC Commission Action:
**CONTINUED TO 3-11-10
(Vote 6-0, absent: Robin Lowe)**

ZAP1014TH09 – Kohl Ranch II, LLC (Representative: Emily Hemphill) – County Case No. SP00303S2 (Specific Plan No. 303, Substantial Conformance No. 2). A proposal to develop a portion of the Kohl Ranch Specific Plan (approximately 294 acres located southerly of Avenue 60, northerly of Avenue 62, and westerly of Polk Street) as a private (membership) auto racing track, and to find such a facility to be in substantial conformance with the Specific Plan (with text amendments to reflect such a determination). The project would include establishment of “founders’ lots” and “corporate lots” for ground lease, clubhouse and pool area, tuning shop, club garages, observation tower, pavilions, an alternative energy park, and a vintage car showroom. (Airport Compatibility Zones A, B1, C and D of Jacqueline Cochran Regional Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

4.4 Staff report recommended:
CONTINUE TO 3-11-10

Staff recommended at hearing:
CONTINUE TO 3-11-10

ALUC Commission Action:
**CONTINUED TO 3-11-10
(Vote 5-0, abstained: Glen Holmes, absent: Robin Lowe)**

ZAP1005BL09 – US Solar Holdings, LLC (Representative: Tanya Martinez) – City Case No. CUP 2009-01 (Conditional Use Permit). A proposal to develop a 100 megawatt (MW) solar photovoltaic (PV) renewable energy facility (to be built in 20 MW phases) on 640 acres within an 829-acre area on the grounds of the Blythe Airport, to the east of Runway 17-35 and to the north of Runway 8-26, in portions of Township 6 South, Range 22 East, Sections 20 and 29. The project will include maintenance enclosures less than 25 feet in height. Blythe Airport is located northerly of Interstate 10 and Hobsonway and easterly of Mesa Drive. (Airport Compatibility Zones C and D of the Blythe Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

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5.0 ADMINISTRATIVE ITEMS

5.1 Oral Communication on County Budget (Update)

Ed Cooper, ALUC Director updated Commissioners on the County Budget for 2010. He also introduced Russell Brady, a Contract Planner from Hogle-Ireland, who will be working with ALUC staff on a part-time basis.

6.0 APPROVAL OF MINUTES

Action on the minutes for January 14, 2010 was **CONTINUED** to March 11, 2010 due to only three members from the January meeting being present.

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Robert Eppers, French Valley Concerned Citizens, came forward regarding French Valley Power Plant.

8.0 COMMISSIONER'S COMMENTS

The Chairman expressed best wishes to Vice-Chairman Ballance for a speedy recovery.

Chairman Simon Housman adjourned the meeting at 10:26 a.m.

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