

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JUNE 10, 2010**

6/23/10

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, John Lyon, Glen Holmes

COMMISSIONERS ABSENT: Robin Lowe and Greg Pettis

2.0 PUBLIC HEARING: NEW BUSINESS

- 2.1 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONTINUED to 8-12-10 for lack of quorum (Commissioner Lyon recused; Commissioner Butler abstained; Commissioners Lowe and Pettis absent)**
- ZAP1015FL10 – Riverside County Economic Development Agency, for Riverside County Regional Park and Open-Space District – (Representative: Jill Efron/RHA Landscape Architects Planners Inc.) - Rancho Jurupa Sports Complex (Amended proposal)** – A park with soccer fields, including lighted soccer fields, picnic shelters, playground with play structures, restroom/concession building, and storage building, on a 36.54-acre site located northerly of Crestmore Road and 46th Street, westerly of Loring Ranch Road, and southerly of Flabob Airport in the unincorporated Riverside County community of Rubidoux. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org. or John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.
- 2.2 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 5-0; absent: Lowe and Pettis)**
- ZAP1064MA10 – Christian Singletary (Representative: SDH & Associates, Inc. – Steve Sommers) – City Case No. P10-0021 and P10-0234.** The applicant proposes to develop nine industrial buildings with a total gross floor area of 76,520 square feet on a 6.7 gross acre site located easterly of San Gorgonio Drive, southerly of Mt. Baldy Drive, northerly of Alessandro Boulevard, and westerly of Sycamore Canyon Boulevard in the City of Riverside, and to change the zoning of the site from Commercial Retail (CR) to Business and Manufacturing Park (BMP). Airport Area II within the March Air Reserve Base Influence Area. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org. or John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

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1

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- 2.3 Staff report recommended: **ZAP1020HR10 – T-Mobile West Corporation**
CONTINUANCE to 8-12-10 **(Representative: James A. Rogers) – County Case No. PP24486.** PP24486 is a proposal to construct a 65-foot tall monopalm wireless facility including twelve panel antennas, microwave dish, one parabolic antenna, equipment cabinets, and 6-foot high chain link fence on a 4-acre property located southerly of State Highway Route 74 and easterly of Cordoba Road in unincorporated Riverside County. (Hemet Ryan Airport: Area III). *Note: Recommendation subject to change on date of hearing. ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org. or John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT * (Vote 5-0; absent: Lowe and Pettis)**
- *Pending FAA Approval**

3.0 PUBLIC HEARING: OLD BUSINESS

- 3.1 Staff report recommended: **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. 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. (Continued from January 14, February 11, and March 11, 2010)
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 4-1, Chairman Housman voted no; absent: Lowe and Pettis)**

CDS:

2

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- 3.2 Staff report recommended: **Direct staff to prepare a letter to the California Energy Commission**
- Staff recommended at hearing: **Direct staff to prepare a letter to the California Energy Commission**
- ALUC Commission Action: **CONTINUED to Special Meeting to be held on July 6 at 1 p.m.**
- ZAP1006BL10 – Palo Verde Solar I, LLC – California Energy Commission Docket No. 09-AFC-6.** The project proposes to construct a nominal 1,000 megawatt solar thermal electric generating facility on 9,400 acres of BLM managed land, including four units of north-south oriented tracking parabolic trough mirrors, four 120-foot tall air-cooled condensers, a 230 kV transmission line with maximum 145-foot tall monopoles, and a four-inch diameter 9.8-mile long natural gas pipeline. (Blythe Airport: Zones B1, C, D, and E). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org or Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org. (Continued from April 8 and May 13, 2010)
- 3.3 Staff report recommended: **CONTINUANCE TO 8-12-10**
- Staff recommended at hearing: **CONTINUANCE TO 8-12-10**
- ALUC Commission Action: **APPROVAL, with deletion of Condition No. 8, and with the following reservation:**
- ALUC would have concerns if the potential for development rises above the current city standard of 3 stories, as called for in the proposed Plan. (Vote 5-0; absent: Lowe and Pettis)**
- ZAP1003PV10 – City of Perris (Representative: Brad Eckhardt, Planning Manager) – City Case No. SPA 08-08-0004 (Specific Plan Amendment).** The City proposes to adopt a comprehensive revision to the Downtown Specific Plan. The plan designates allowable land uses and densities and prescribes development standards within the 735-acre Downtown Perris area, which is located southerly/southwesterly of Interstate 215, northerly of Ellis Avenue, westerly of Redlands Avenue, and easterly of “A” Street. The existing Specific Plan was adopted in 1993 and allows for a mix of residential, commercial, industrial, and public land uses at various densities. The comprehensive revision is designed around a Regulating Code that focuses on the form and placement of buildings, with the intent of developing a Transit-Oriented Community (focusing on the future Metrolink Station) with a mix of land uses at densities that support transit and meet Housing Element requirements. (Perris Valley Airport: Zones I, II, III on current map; A through E on proposed plan). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org or Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org. (Continued from April 8 and May 13, 2010)

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3

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4.0 ADMINISTRATIVE ITEMS

- 4.1 Director's Approvals – Information only
- 4.2 Election of At Large Commission Member

Commissioner John Lyon excused himself and left the room before the Commission discussion for the at-large position. Ed Cooper, ALUC Director, inquired as to whether the Commission preferred a formal or informal process to elect its at-large member. Commissioner Glen Holmes nominated John Lyon for a second term, and the motion was seconded by Commissioner Art Butler. The ALUC Commission by a unanimous vote of 4-0 re-elected Commissioner John Lyon for a full term. B. T. Miller, ALUC Counsel, commented that, prior to the 4 year term expiring, the Commission may want to consider establishing a more formal process for selection of the at-large member. Chairman Housman agreed with Commissioner Holmes' comment that Commissioner Lyon's unique and special knowledge of the law and Handbook has been invaluable to the Commission.

5.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 4-0 approved the May 13, 2010 minutes. Abstain: Commissioner Glen Holmes; Absent: Commissioners Robin Lowe and Greg Pettis

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Ed Cooper, ALUC Director, updated the Commission regarding the County budget, the 25 percent reduction of General Fund revenues, and the implications for ALUC operations in FY11.

7.0 COMMISSIONER'S COMMENTS

None

The meeting was adjourned at 12:53 p.m.

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4

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