



REPORT TO THE CITY COUNCIL

To: Honorable Chair and Planning Commission Members

From: Justin Kirk, Principal Planner

Prepared By: Grant Taylor, Community Development Director

Date: May 15, 2018

Project: Planning Application No. 2018-03(Modification CUP 91-5) Skydive Elsinore, 20701 Cereal Street APN's 370-080-009 & 010; 370-070-002, 004, 005 & 010

Applicant: Skydive Elsinore

Recommendation

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING CUP 2018-01 (MODIFICATION CUP 91-5) TO REVISIT, MODIFY AND BRING INTO COMPLIANCE THE 150 ACRE SKYDIVE ELSINORE FACILITY LOCATED AT 20701 CEREAL STREET (APN's 370-080-009 & 010; 370-070-002, 004, 005 & 010).

Discussion

Project Request and Location

The applicant and property owner at the request of the City has submitted a CUP application to revisit, modify and bring into compliance Skydive Elsinore approval of CUP 91-5 on March 4, 1992. CUP 91-5 approval is for a commercial parachute school and skydiving center with placement of coach trailers in the floodplain area. The current application identifies a recreational and military skydiving training facility that includes eleven (11) modular buildings, utility sheds and sea cargo containers and 82 parking stalls.

The subject property is located at 20701 Cereal Street that includes multiple parcels (APN's 370-080-009 & 010; 370-070-002, 004, 005 and 010) on the west side of Corydon Street south of Mission Trail. The property totals approximately 150 acres, has a General Plan Designation of Specific Plan, East Lake Specific Plan, and is zoned "Action Sports, Tourism, Commercial and Recreation".

Background

Records indicate that an airport existed at least as early as 1952 and Skydive Elsinore was established in 1958. Other than temporary closures for flooding in the early 1980's the airport facility has operated continuously to date.

The Skydive facility has a valid Airport Permit from Caltrans Aeronautics and is in good standing. Kris Kakkar has owned the property since 1985 and Skydive owner and operator Karl Gulledge has run the facility for the last 24 years on short-term leases. Mr. Kakkar and Mr. Gulledge are negotiating a long term-lease with potential for Mr. Gulledge to purchase. Following is a brief summary of the history of Skydive Elsinore.

- 1981 CUP 81-6 approved by the City Council authorizing the relocation of a trailer for food vending at the existing airport.
- 1986 CUP 86-1 approved by the Planning Commission to install two office trailers and rehabilitation existing hangar and apply decomposed granite on runways.
- March 4, 1992 CUP 91-5 approved by the Planning Commission to establish a commercial parachute school and skydiving center, and to allow placement of temporary trailers in the floodplain. Thirteen (13) conditions of approval was mandated. This is the current entitlement the Skydive facility is operating under.
- 2009 applications for CUP 2009-10 and Commercial Design Review (CDR) 2009-06 were submitted for a recreational skydiving operation. The applications were never deemed complete and were eventually abandoned.
- 2017 City staff inspected the premises and notified the business owner that the facility was not in compliance with CUP 91-5 and would need to be revisited by the Planning Commission. The applicant chose to work with staff, be proactive and a good partner, and apply for a CUP to revisit, modify and bring into compliance Skydive Elsinore.
- January 11, 2018 the City Council adopted East Lake Specific Plan Amendment #11 and the property zoning changed from "Open Space" to "Action Sports, Tourism, Commercial and Recreation". The property went from a nonconforming use to a use permitted subject to a CUP.
- February 15, 2018 the City Design Review Committee (DRC) consisting of staff members from Planning, Building & Safety, Fire, and Engineering.
- March 12, 2018 DRC members conducted an all hands walk through inspection with the Skydive property owner, business owner and partners/staff.

The subject property and properties in the vicinity General Plan land use and zoning designations include the following:

	EXISTING LAND USE	ZONING	GENERAL PLAN
Site	Skydive Elsinore	Action Sports, Tourism, Commercial and Recreation (ASTCR)	East Lake Specific Plan (ELSP)
North	LE Motorsports	ASTCR	ELSP
South	Industrial	ASTCR	ELSP
East	Vacant	ASTCR	ELSP
West	Industrial/Residential	ASTCR & Airport Overlay	ELSP

Discussion and Analysis

Skydive Elsinore operates seven days a week and employs 22 staff members and 26 contractors for a variety of military training and recreational jumps that total approximately 75,000 jumps per year. The facility also hosts several special events annually where the municipal code requires Special Event Permits. Skydive Elsinore has eleven (11) modular buildings ranging in size from 720 square feet to 1,440 square feet totaling 10,104 square feet. In addition, two restrooms connected to sewer and a number of utility sheds and sea cargo containers are onsite. Two runways that measure 100 feet in width by 2,800 feet in length accommodate aircraft and glider takeoffs and landings. Skydive Elsinore has four aircraft and provides storage of 17 planes and fifteen gliders. The glider facility is a non-profit club that has operated since the 1950's that sub-leases from Skydive and operates three days per week (i.e. Wednesday, Saturday and Sunday).

The entire 150 acre area is classified as an airport although the core of the Skydive Elsinore use is an approximate six-acre complex area. With approval of East Lake Specific Plan Amendment #11, the airport was rezoned from "Open Space" to "Action Sports, Tourism, Commercial and Recreation" and the property owner has indicated an interest in allowing Skydive Elsinore to maintain 95 acres while he pursues a 55-acre commercial development. The airport is currently nonconforming and approval of CUP 2018-01 would make the airport a legal and conforming land use within the East Lake Specific Plan. The new zoning also provides an opportunity for a wide variety of land uses to include but not be limited to retail, service, restaurant and hotel. CUP 2018-01 would include the entire 150 acres and can be amended at a future date if and when additional development occurs. The purpose of this CUP is housekeeping to bring all structures into compliance, address all uses, modify conditions of approval, and comply with all current regulations.

Inspection of the Skydive facility identified violations of several of the thirteen conditions of approval set forth in CUP 91-5 to include:

- COA #2: Secure all proper permits from Building & Safety.
- COA #4: Office trailers shall conform to the illustration (i.e. approve site plan).
- COA #6: No habitation of any of the premises.
- COA #10: Cash bond for trailers.
- COA #12a: Dust control measures.

City staff has been working cooperatively with the Skydive owner and operator as well as the property owner to bring the facility and land use area into full compliance with all applicable regulations and conditions of approval. A number of conditions of approval (51) are recommended to ensure code compliance, mitigate potential impacts and protect the public health, safety and general welfare. The applicant has been very proactive in addressing recommended conditions of approval and has completed the following recommended conditions of approval:

- COA #8: Current emergency evacuation plan.
- COA #9: Solid and sight obscuring skirting around the base of the buildings.
- COA #15: Current liability insurance naming the City as additionally insured.
- COA #17: List of all equipment and materials.
- COA #38: Chemical Management Plan.
- COA #39: Equipment including drip pans under equipment.

The applicant and property owner have indicated that they agree and will comply with all recommended conditions of approval.

Staff reached out to the Riverside County Land Use and Airport Commission and because Skydive Elsinore is a private airport the County does not oversee. If Skydive were to request upgrading its status to a public airport then County Airport Commission approval would be required.

Staff has coordinated with CALTRANS Department of Aeronautics that has direct authority over Skydive and were informed that Skydive has a valid Airport Permit and are in good standing. Staff requested that Caltrans conduct an inspection of Skydive Elsinore and provide written documentation of their findings. The attached letter identifies six correction measures that are minor and Skydive has been working to satisfy all corrective measures. CALTRANS also informed the City that they would not approve more than one airport in the East Lake Specific Plan Area and said if Skydive elects to expand or relocate a modification to their airport permit was be required. In addition, Skydive would need to secure local approval from the City before CALTRANS would consider an application for airport permit modification.

Staff reached out to surrounding property owners and found that all but one of the owners has no concerns with Skydive except for dust control and several surrounding property owners view Skydive as good partners.

Environmental Determination

CUP 91-5 was approved with a Categorically Exemption pursuant to Section 15311 (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines to accommodate the mobile modular structures. With adoption of East Lake Specific Plan Amendment #11 an Environmental Impact Report was certified by the City Council that includes full analysis of the Skydive Elsinore facility.

Fiscal Impact

Costs incurred for processing CUP 2018-01 (Modification of CUP 91-5) for staff time will be fully recovered through a developer deposit.

Exhibits

- A – CUP Resolution
- B – Conditions of Approval
- C – Vacinity Map
- D – ELSP Zoning Map
- E – ELSP Property Owner Map
- F – Flight Pattern Aerial Photo
- G – CUP 91-5 Conditions of Approval & Application Submittals
- H – Project Description