

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER OCTOBER 9, 2008  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on October 9, 2008 at the Riverside County Administration Center, Board Chambers.

COMMISSIONERS PRESENT: James Hottois, Alternate for Simon Housman  
Rod Ballance, Vice Chairman  
Arthur Butler  
Melanie Fesmire  
Robin Lowe  
Glen Holmes

COMMISSIONERS ABSENT: John Lyon  
Chairman Simon Housman

STAFF PRESENT: Ed. Cooper, Director  
John J. G. Guerin, Principal Planner  
Brenda Ramirez, Contract Planner  
Barbara Santos, ALUC Secretary  
Tawny Lieu, County Counsel

OTHERS PRESENT: Patricia Brenes, City of Riverside  
Matthew Fagan, Abbott Vascular  
Richard Gruber, First Solar Electric  
Aaron Kendrick, Other Interested Person  
Kent Norton, Michael Brandman Associates  
Robert Ray, URS Corporation  
Tobin Zhou, Other Interested Person

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**I. AGENDA ITEM 2.0: ZAPEA01CH07 - RESOLUTION FOR ADOPTION OF CHINO ALUCP.**

**II. STAFF RECOMMENDATION**

ADOPTION of Resolution No. 2008-01 Adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan for the 2008 Chino Airport Land Use Compatibility Plan and Adopting the 2008 Chino Airport Land Use Compatibility Plan.

**III. PROJECT DESCRIPTION**

ALUC Resolution No. 2008-01 Adopting the 2008 Chino Airport Land Use Compatibility Plan (with Mitigated Negative Declaration and Mitigation Monitoring Plan) [ALUC Case Number ZAPEA01CH07]

**IV. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

No one spoke in favor, neutral or opposition to the project.

**V. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 6-0, **Adopted** Resolution No. 2008-01 Mitigated Negative Declaration and Mitigation Monitoring Plan for the 2008 Chino Airport Land Use Compatibility Plan and **Adopted** the 2008 Chino Airport Land Use Compatibility Plan. ABSENT: Commissioner John Lyon.

**VI. CD -**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.0: TIME IS 9:06 A.M.

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- I. **AGENDA ITEM 3.1:** ZAP1018FV07 – Excel Engineering for Abbott Vascular (Representative: Matthew Fagan Consulting Services) – County Case No. PP12246 S5 (Plot Plan - Substantial Conformance No. 5). A proposal to revise the parking layout on the 17.47-acre property with an address of 30690 Cochise Circle, located easterly of Winchester Road (State Highway Route 79) and Briggs Road, southerly of Benton Road, and northerly of Auld Road, in the unincorporated Riverside County community of French Valley, so as to provide for a total of 714 parking spaces at ultimate development. Airport Zones A and B1.

II. **MAJOR ISSUES**

A portion of the project site is located within Zone A, including 33 existing parking spaces. Special restrictions on structures, including light fixtures, are required in Zone A. Staff is concerned about the occupancy level in the existing building, but the building qualifies as an existing land use, and ALUC has no jurisdiction unless an expansion is proposed. Light fixtures elsewhere within the parking area may be subject to FAA review, depending on location and elevation at highest point, although, if heights are limited to 20 feet, FAA review may not be required.

*The applicant HAS REDESIGNED the project so as to avoid placing any new parking spaces in Zone A AND HAS ELIMINATED 18 PREVIOUSLY APPROVED, BUT UNDEVELOPED, PARKING SPACES IN ZONE A.*

III. **STAFF RECOMMENDATION**

STAFF RECOMMENDS A FINDING OF CONSISTENCY, SUBJECT TO THE CONDITIONS INCLUDED IN THIS STAFF REPORT.

UPDATE III: The applicant is in the process of preparing a revised parking layout that would provide for more parking spaces, but would keep all new spaces outside Airport Zone A. Additionally, consideration is being given to the review of this request as a substantial conformance, rather than as a revised permit. In any event, due to the change in number of parking spaces, re-advertisement will be required. Staff is recommending continuance with re-advertisement based on the new proposed substantial conformance case number and revised number of spaces.

UPDATE IV: The revised site plan was submitted on September 22, 2008, and the case was re-advertised as a substantial conformance request with the revised number of parking spaces.

IV. **PROJECT DESCRIPTION**

The applicant proposes to revise the parking layout on the Abbott Vascular (formerly Guidant) property, a 17.47-acre property with one existing industrial building and two additional approved, but as yet unbuilt, structures, so as to provide for a total of 714 parking spaces at ultimate development. The Revised Permit does not propose to add any additional buildings or to add structural square footage to the existing or approved buildings; therefore, staff has confined its analysis to the proposed additional site improvements (parking and lighting).

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**CONDITIONS:**

1. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, hospitals, nursing homes, churches and chapels, day care centers, libraries, highly noise-sensitive outdoor uses, aboveground bulk storage of hazardous materials, and aboveground bulk storage of 6,000 gallons or more of flammable materials.
2. The attached notice shall be provided to all potential purchasers of real property interests and tenants.
3. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
4. Prior to the issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner-operator of French Valley Airport, which shall be recorded upon approval by the County of Riverside Economic Development Agency – Aviation Division, or shall provide evidence to the parties cited below that such easement has already been conveyed. Copies of the recorded aviation easement shall be forwarded to the Airport Land Use Commission and to the County of Riverside Planning Department.
5. Prior to the issuance of building permits or other authorization to construct the light fixtures, the applicant shall submit a Notice of Proposed Construction of Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) for each structure or fixture with an elevation at top point exceeding "X" feet AMSL, where "X" = 1,347 + (distance from the structure or fixture to the runway, in feet, divided by 100), and shall have received a determination of "No Hazard to Air Navigation" from the FAA. Copies of the FAA determination shall be provided to the County of Riverside Planning Department and the Riverside County Airport

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Land Use Commission.

6. No new light fixtures or parking spaces shall be developed within the portion of the property in Airport Zone A.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

The following spoke in favor of the project:

Matthew Fagan, Abbott Vascular, 42011 Avenida Vista Ladera, Temecula, CA 92591

Aaron Kendrick, Other Interested Person, 26531 Ynez Road, Temecula, CA 92591

No one spoke in neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 6-0, found the project **CONSISTENT**. Absent: Commissioner John Lyon.

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.1: TIME IS 9:07 A.M.

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I. **AGENDA ITEM 4.1:** ZAP1003BL08 – First Solar Electric Blythe Land Holdings, LLC (Representative: URS Corporation/Robert Ray) – County Case No. CUP03602 (Conditional Use Permit). A proposal to construct and operate a 21 megawatt (MW) solar photovoltaic (PV) renewable energy facility on 200 acres. The PV array sections will occupy 130 acres and will not exceed 12 feet in height. The facility will include an operations building with a floor area of approximately 1,152 square feet and a height of 16.5 feet. The site is located westerly of Mesa Drive, southerly of Interstate 10 freeway, and northerly of 17<sup>th</sup> Avenue, in unincorporated Riverside County. Airport Zones D and E.

II. **MAJOR ISSUES**

Staff scheduled this matter for Commission consideration due to potential concerns relating to glare, reflection, and electrical interference. At this point, the question is whether there is sufficient information available to enable a finding of consistency. The panels are designed to absorb, rather than reflect, sunlight, and they will be tilted to face south (away from the airport and the nearby VOR facility). Staff is requesting either a reflectivity factor determination (along with comparative factors for other types of land uses such as residential subdivisions, industrial buildings, and parking lots), an analysis by an aviation consultant, or a statement from an operator of an airport within two miles of any other such existing facility.

III. **STAFF RECOMMENDATION**

Staff recommends that your Commission open the public hearing, consider testimony, and determine whether additional information should be required in this situation. If so, staff recommends CONTINUANCE to the meeting of November 13, 2008, pending receipt of additional information. (Staff has prepared conditions in the event that the Commission finds that there is sufficient information to enable a finding of consistency.)

IV. **PROJECT DESCRIPTION**

A proposal to construct and operate a 21 megawatt (MW) solar photovoltaic (PV) renewable energy facility on 200 acres. The PV array sections will occupy 130 acres and will not exceed 12 feet in height. The facility will include an operations building with a floor area of approximately 1,152 square feet and a height of 16.5 feet.

**CONDITIONS:**

1. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

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- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. The attached notice shall be given to all prospective buyers and tenants.
  3. A minimum of ten percent (10%) of the site shall be “open land” as defined in Policy 4.2.4 of the 2004 Riverside County Airport Land Use Compatibility Plan. (Maintenance of existing natural surface conditions is preferred, but driveway areas and parking areas may also qualify.)
  4. Any outdoor lighting installed shall be hooded and shielded to prevent either the spillage of lumens or reflection into the sky.
  5. The proposed photovoltaic panels shall be tilted facing south.
  6. The structural steel framework upon which the panels are mounted shall have a flat or matte finish so as to minimize reflection of sunlight.
  7. In the event that any incidence of glare or electrical interference affecting the safety of air navigation occurs as a result of project operation, the permittee shall be required to take all measures necessary to eliminate such glare or interference.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Brenda Ramirez at (951) 955-0873, or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

The following spoke in favor of the project:

Richard Gruber, Applicant - First Solar Electric

Robert Ray, Consultant to Applicant, URS Corporation

No one spoke in neutral or opposition to the project

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 6-0, found the project **CONSISTENT**. Absent: Commissioner John Lyon.

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 4.1: TIME IS 9:20 A.M.

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- I. **AGENDA ITEM 4.2: ZAP1016HR08 – Benchmark Pacific/Rancho Diamante Investments, LLC** (Representatives: Michael Brandman Associates and Stantec) – City of Hemet Case Nos. GPA 07-001 (General Plan Amendment), SPA 06-004 (Specific Plan Amendment), TR 35392 and TR35394 (Tract Maps).

Site A consists of 48.45 acres located northerly of Thornton Avenue extended, easterly of Warren Road, southerly of the ATSF-BNRR rail line and Stetson Avenue, and westerly of Cawston Avenue. Tract Map No. 35392 proposes to divide the property into 155 residential lots with a minimum lot size of 5,000 square feet and 10 open space lots. GPA 07-001 proposes to amend the General Plan designation of this property from Industrial to Residential RI (7 DU/AC) and SPA 06-004 proposes to amend its designation on the Page Ranch Master Plan from Industrial M-2 to Low Medium Density Residential R5 (5 DU/AC). Airport Area III; partially in Transition Zone.

Site B consists of 91.66 acres located westerly of existing Warren Road, southerly of the ATSF-BNRR rail line, northerly of Poplar Street, and easterly of proposed “New” Warren Road. Tract Map No. 35394 proposes to divide the property into 390 residential lots with a minimum lot size of 5,000 square feet and 10 lettered (non-residential) lots. GPA 07-001 proposes to amend the General Plan designation of this property from RR-2.5 (Rural Residential, 1DU per 2 ½ acres) and Industrial to RI (7 DU/AC) and SPA 06-004 proposes to amend its designation on the Page Ranch Master Plan from Low Density 1 DU per 2 ½ acres to Low Medium Density Residential R5 (5 DU/AC) and Open Space/Recreation. Airport Area II; partially in Transition Zone.

SPA 06-004 would also establish new Planning Areas and revise Planning Area boundaries within the Page Ranch Community Master Plan.

II. **MAJOR ISSUES**

The proposed general plan amendment and specific plan amendment, and Tract Map No. 35394 would provide for residential development at densities exceeding one dwelling unit per 2½ acres in Airport Area II, including areas beyond the Transition Zone.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of INCONSISTENCY for Tract Map No. 35394 and for the general plan amendment and specific plan amendment as they relate to the site of Tract Map No. 35394. As to the site of Tract Map No. 35392, while the change from industrial to residential use is not preferable, residential use is permissible in that area; therefore, staff recommends a finding of CONSISTENCY for Tract Map No. 35392. It should also be noted that staff would recommend a finding of consistency for the general plan amendment and specific plan amendment if these proposals related only to the site of Tract Map No. 35392.

**STAFF RECOMMENDED AT HEARING**  
INCONSISTENT (ALL CASES)

IV. **PROJECT DESCRIPTION**

Site A consists of 48.45 acres located northerly of Thornton Avenue extended, easterly of Warren Road, southerly of the ATSF-BNRR rail line and Stetson Avenue and westerly of Cawston Avenue. The site is located approximately 1,716 feet southeasterly of the primary runway, and its northerly/northwesterly boundary lies adjacent to the railroad and parallels the runway. Tract Map



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No. 35392 proposes to divide this property into 155 residential lots with a minimum lot size of 5,000 square feet and 10 open space lots.

Site B consists of 91.66 acres located westerly of existing Warren Road, southerly of the ATSF-BNRR rail line, northerly of Poplar Street, and easterly of proposed “New” Warren Road. The site is located approximately 2,508 feet southwest of the existing westerly terminus of the primary runway. Tract Map No. 35394 proposes to divide the property into 390 residential lots with a minimum lot size of 5,000 square feet and 10 non-residential (lettered) lots.

GPA 07-001 proposes to amend the General Plan designation of Site A from Industrial to Residential RI (up to 7 dwelling units per acre) and to amend the General Plan designation of Site B from RR-2.5 (Rural Residential, one dwelling unit per 2½ acres) and Industrial to Residential RI. SPA 06-004 proposes to amend the Page Ranch Community Master Plan designation of Site A from Industrial M-2 to Low Medium Density Residential R5 (up to 5 dwelling units per acre) and to amend the Page Ranch Community Master Plan designation of Site B from Low Density (one dwelling unit per 2½ acres) to Low Medium Density Residential R5 and Open Space/Recreation. SPA 06-004 also proposes to establish new Planning Areas and revise Planning Area boundaries within the Page Ranch Community Master Plan.

The following paragraph applies to Tract Map No. 35394:

In the event that the City of Hemet chooses to overrule a determination of inconsistency, the City should require the following as conditions of its approval. Implementation of these conditions assists in mitigating impacts of the project on the airport, but would NOT render the project consistent with the Hemet-Ryan Airport Comprehensive Airport Land Use Plan and may not be sufficient to mitigate potential safety hazards to below a level of significance pursuant to the California Environmental Quality Act.

**CONDITIONS (for Specific Plan Amendment and the two tract maps):**

1. Prior to recordation of the final map, issuance of building permits, or conveyance to an entity exempt from the Subdivision Map Act, whichever occurs first, the landowner shall record Avigation Easements covering the entire parcel proposed for development to the County of Riverside as owner-operator of Hemet-Ryan Airport. (Contact the Riverside County Economic Development Agency – Aviation Division for further information.)
2. Any habitable structures to be constructed within areas of the site within the year 2005 average annual day 60 CNEL noise contour (as depicted on Figure 5 of Appendix C of the Hemet Ryan Airport Comprehensive Airport Land Use Plan) shall be soundproofed as necessary to achieve 45 Ldn interior sound levels or quieter relative to aircraft operations. All building plans within those areas shall be signed by a qualified acoustical engineer certifying that the 45 Ldn level will be achieved, based on construction materials and design of the proposed structure.
3. Any outdoor lighting installed shall be hooded and shielded to prevent either the spillage of lumens or reflection into the sky. All lighting plans should be reviewed and approved by the airport manager prior to approval.

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4. The following uses shall be prohibited:
  - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
5. The attached notice shall be given to all prospective buyers and tenants.
6. All future structures at the site shall be limited to thirty-five (35) feet in height or two stories, whichever is less.
7. The Federal Aviation Administration has conducted aeronautical studies of each corner point of this subdivision and has determined that marking and lighting of structures (not greater than 35 feet in height) are not necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting shall be installed and maintained in accordance with FAA Advisory Circular 70/7460-1 K Change 2.
8. The maximum height of the proposed structures shall not exceed thirty-five (35) feet above ground level, and the maximum elevation at the top of any structure shall not exceed 1,552 feet above sea level within Tentative Tract Map No. 35392 or 1,548 feet above sea level within Tentative Tract Map No. 35394. Any proposal for a structure whose elevation at top point exceeds these numbers shall be subject to separate review by the Airport Land Use Commission and the Federal Aviation Administration.
9. The specific coordinates of each corner point of the subdivision are as indicated in the attached determinations of "No Hazard to Air Navigation" issued by the Federal Aviation Administration (For Tentative Tract Map No. 35394: Aeronautical Study Nos. 2008-AWP-5420-OE through 2008-AWP-5423-OE and Aeronautical Study Nos. 2008-AWP-5425-OE through 2008-AWP-5436-OE; For Tentative Tract Map No. 35392: Aeronautical Study Nos. 2008-AWP-5438-OE through 2008-AWP-5446-OE). The specific coordinates of these points shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration.

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10. Temporary construction equipment used during actual construction or installation of the structures shall not exceed a height of 35 feet, and shall not exceed the applicable maximum elevation at the top of structure (pursuant to Condition No. 8, above), unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Future discretionary development applications within this area, including such permits as may require a public hearing pursuant to City of Hemet codes and ordinances, including, but not limited to, applications proposing the establishment of institutional uses, places of assembly, or any structure with a Uniform Building Code capacity of 100 persons or more, shall require subsequent review by the Airport Land Use Commission.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

The following spoke in favor of the project:

Kent Norton, Michael Brandman Associates, 621 Carnegie Drive, San Bernardino, CA

No one spoke in neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a vote of 5-1, found the project **INCONSISTENT (ALL CASES)**.

Opposed: Commissioner Robin Lowe. Absent: Commissioner John Lyon.

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 4.2: TIME IS 9:49 A.M.

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I. **AGENDA ITEM 4.3: ZAP1043RI08 – City of Riverside** – (Representative: Patricia Brenes, Planning Division, Community Development Department) – City Case Nos. P08-0215 (General Plan Amendment) and P08-0216 (Rezoning) – A proposal by the City of Riverside to amend the General Plan land use designation of 19.25 acres located both northerly and southerly of Gould Street, westerly of Crest Avenue (in the City neighborhood bounded by Arlington Avenue on the north, Cypress Avenue on the south, Tyler Street on the west, and Crest Avenue on the east) from HDR (High Density Residential) to MDR (Medium Density Residential), and to change the zoning from R-3-1500 (Multiple Family Residential: High Density, 1,500 square foot minimum lot area per dwelling unit) to R-1-7000 (Single Family Residential, 7,000 square foot minimum lot area), or R-1-7000-AP-D (same as above, with Airport Protection Overlay Zone D). Airport Zone D.

II. **MAJOR ISSUES**

The proposed general plan amendment and rezoning would change the allowable land uses in a manner that would increase the potential for residential development at densities less than four dwelling units per acre in Airport Compatibility Zone D.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONDITIONAL CONSISTENCY, provided that the City applies the Airport Protection Compatibility Zone D Overlay and requires a density not less than four dwelling units per acre.

IV. **PROJECT DESCRIPTION**

The City of Riverside proposes to amend the General Plan land use designation of 19.25 acres from HDR (High Density Residential) to MDR (Medium Density Residential), and to change the zoning of the property from R-3-1500 (Multiple Family Residential: High Density, 1,500 square foot minimum lot area per dwelling unit) to R-1-7,000 (Single Family Residential, 7,000 square foot minimum lot area) or R-1-7,000-AP-D (same as above, with Airport Protection Compatibility Zone D Overlay).

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

The following spoke in favor of the project:

Patricia Brenes, City of Riverside, 3900 Main Street, Riverside, CA 92522

The following spoke in opposition to the project:

Tobin Zhou, Other Interested Person, 19636 Stallion Circle, Walnut, CA 91789

No one spoke in neutral of the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission, by a vote of 4-1, found the project CONDITIONALLY CONSISTENT. Opposed by Commissioner Robin Lowe. Absent: Commissioners Glen Holmes and John Lyon.

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**VII. CD**

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ITEM 4.3: TIME IS 10:20 A.M.

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**I. AGENDA ITEM 5.0: ADMINISTRATIVE ITEMS**

5.1 Notice of Intent to Overrule – ZAP1051MA08, City of Perris General Plan (Case No. 08-05-0014)

John Guerin, ALUC Principal Planner, advised the Commission that the City of Perris sent ALUC a notice of proposed overrule of its finding of inconsistency relative to the City's General Plan. The City Council hearing date is anticipated to be on Tuesday, October 28, 2008. Commissioner Ballance asked about the time of the hearing. John advised that he would obtain that information and relay it to Commissioner Ballance.

5.2 Commission's Input as to Placement of Plan Adoption and Amendment Proposals on the Agenda

John Guerin, ALUC Principal Planner, advised the Commission that, at the last meeting, ALUC Director Ed Cooper requested Commissioners' input as to the placement of Plan adoption and amendment proposals on the agenda, or whether such proposals should be considered at special hearings. Vice Chairman Rod Ballance suggested that new amendment proposals be placed in the middle of the agenda to give Commissioners enough travel time due to morning traffic. Ed Cooper, ALUC Director, commented that his goal was to promote dialogue and to increase the probability that all seven Commissioners would be present when new proposed Plans are considered for adoption.

5.3 Rancho Jurupa Regional Park

John Guerin, ALUC Principal Planner, advised Commission that, at the last meeting, Commissioner John Lyon had concerns that structures were being constructed at the Rancho Jurupa Regional Park, within the Flabob Airport Influence Area. Staff contacted Park Planner Marc Brewer of the Riverside County Regional Park and Open-space District to advise that ALUC staff should be contacted with regards to any future projects.

**II. AGENDA ITEM 6.0: APPROVAL OF MINUTES:**

Commissioner Robin Lowe made a motion to approve the September 11, 2008 minutes. Seconded by Commissioner Arthur Butler. (Vote 3-0). ABSTAIN: Commissioner Melanie Fesmire and James Hottois (Alternate for Simon Housman). ABSENT: Commissioners Glen Holmes and John Lyon.

**III. AGENDA ITEM 7.0: ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None

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**IV. AGENDA ITEM 8.0: COMMISSIONER'S COMMENTS**

Vice Chairman Rod Ballance commented on the unique situation where only one member present today was present for the Chino Plan approval last month. He suggested that, in the future, staff "flag" or send an email to the Commissioners requesting that they read all the documents so that there is a quorum to vote for the Plan's follow-up resolution. For the record, John Guerin advised that Commissioners Robin Lowe, Arthur Butler and Melanie Fesmire (who were absent or left early from the last meeting) were sent an e-mail advising them to listen to the recording of the September hearing as to the Chino Plan. Rod Ballance also commented that he would like to receive a full agenda package including a CD and a hard copy.

**V. ADJOURNMENT**

Vice Chairman Rod Ballance adjourned the meeting at 10:55 a.m.

**VI. CD**

The entire discussion of this agenda item can be found on CD and referenced quickly by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 5.0: TIME IS 10:41 A.M.