

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 13, 2008  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on November 13, 2008 at the Riverside County Administration Center, Board Chambers.

COMMISSIONERS PRESENT:    Simon Housman, Chairman  
   Rod Ballance, Vice Chairman  
   Arthur Butler  
   James Downes (Alternate for Melanie Fesmire)  
   Robin Lowe  
   Glen Holmes  
   John Lyon

COMMISSIONERS ABSENT:

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

OTHERS PRESENT:              Joel Morse, T&B Planning Consultant  
   Emillo Ramirez, EDA  
   Roger Prend, Webb Associates

**AIRPORT LAND USE COMMISSION  
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I. **AGENDA ITEM 2.1:** ZAP1004BL08 – Robert S. McCall – County Case No. GPA 01051 (General Plan Amendment). GPA 01051 is a proposal to amend the Palo Verde Valley Area Plan land use designation of 19.77-20 acres located northerly of Seeley Avenue and westerly of Stephenson Boulevard in unincorporated Riverside County from Agriculture to Rural Residential (one dwelling unit per five acres), in order to facilitate a future parcel map. Airport Zone E.

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends a finding of CONSISTENCY for the general plan amendment.

IV. **PROJECT DESCRIPTION**  
A general plan amendment proposing to amend the Palo Verde Valley Area Plan land use designation from AG (Agriculture - 10 acre minimum per dwelling unit) to RR (Rural Residential - 5 acre minimum per dwelling unit) on approximately 20 acres.

General Plan Amendments are not subject to conditions.

V. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0549, or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

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

VI. **ALUC COMMISSION ACTION**  
The ALUC Commission, by a unanimous vote of 7-0, found the project CONSISTENT.

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 2.1: TIME IS 9:02 A.M.

**AIRPORT LAND USE COMMISSION  
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I. **AGENDA ITEM 2.2: ZAP1042RI08 – City of Riverside, for Alvord Unified School District –** (Representative: Kyle Smith, Planning Division, Community Development Department) – City Case Nos. P07-0790 (Rezoning) and P08-0125 (General Plan Amendment). The City and School District propose to change the General Plan land use designation of 2.14 acres located westerly of Tyler Street and southerly of Keller Avenue (including the southwest corner of the intersection) from SRR (Semi Rural Residential) to PF (Public Facilities/Institutional), 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 PF (Public Facilities) or PF-AP-E (Public Facilities, Airport Protection Overlay Zone E). Airport Zone E.

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends a finding of CONSISTENCY for the change of zone and the general plan amendment.

IV. **PROJECT DESCRIPTION**  
A proposal to amend the General Plan land use designation on 2.14 acres from Semi-Rural Residential (SRR) to Public Facilities/Institutional (PF), 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 PF (Public Facilities) or PF-AP-E (Public Facilities; Airport Protection Overlay Compatibility Zone E), and to allow the expansion of La Granada Elementary School.

Rezoning and general plan amendments are not subject to conditions.

V. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0549, or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

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

VI. **ALUC COMMISSION ACTION**  
The ALUC Commission, by a unanimous vote of 7-0, found the project CONSISTENT.

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 2.2: TIME IS 9:02 A.M.

**AIRPORT LAND USE COMMISSION  
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- I. **AGENDA ITEM 3.1:** ZAP1004BA08 – Liberty XXIII Biofuels Power, LLC (Representative: Michael Bracken/Development Management Group, Inc.) – City Case Nos. CUP 07-806, GPA 07-2501, and ZC 08-3502. A proposal to construct and operate a new biomass power plant including three power generation units with a combined generation capacity of 17.4 megawatts (gross) on 20.3 acres located at the eastern terminus of Westward Avenue in the southeastern portion of the City of Banning. The site is located southerly of Westward Avenue and Banning Airport, easterly of Scott Street and Hathaway Street, northerly of Smith Creek, and southwesterly of Morongo Tribal lands. The general plan amendment and zone change would change the designation and zoning of an 8-acre portion of the project site from Rural Residential to Industrial. The remainder of the site is already designated and zoned Industrial. Airport Zone E.
- II. **MAJOR ISSUES**  
The effects of visual plumes and turbulence produced by invisible plumes during plant operations are major concerns. FAA evaluation of obstruction potential is also required.
- III. **STAFF RECOMMENDATION**  
Staff recommends that this case be CONTINUED OFF-CALENDAR, as the applicant has indefinitely suspended activity on the project due to the national economic and financial situation.
- IV. **PROJECT DESCRIPTION**  
The applicant proposes to construct and operate a new biomass power plant, including three power generation units with a combined generation capacity of 17.4 megawatts (gross) on 20.3 acres. The general plan amendment and zone change would change the designation and zoning of an 8-acre portion of the project site from Rural Residential to Industrial.
- 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).
- No one spoke in favor, neutral or opposition to the project
- VI. **ALUC COMMISSION ACTION**  
The ALUC Commission, by a unanimous vote of 7-0, **CONTINUED OFF-CALENDAR**.
- 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 9:20 A.M.

**AIRPORT LAND USE COMMISSION  
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RIVERSIDE MEETING**

I. **AGENDA ITEM 4.1:** ZAP1011CH08 – MMI/BDI Riverside Archibald Avenue LLC (Representative: Sandra Chandler, Albert A. Webb Associates) – County Case Nos. CZ 07611 (Change of Zone), PP23219 (Plot Plan), and PM35865 (Parcel Map). Plot Plan No. 23219 is a proposal to develop fourteen industrial buildings with a total gross floor area of 738,432 square feet on 53.37 acres located westerly of Archibald Avenue, easterly of Cucamonga Creek Storm Drain, northerly of 65<sup>th</sup> Street, and southerly of the westerly straight-line extension of Limonite Avenue in the unincorporated Riverside County community of Eastvale. Change of Zone No. 07611 is a proposal to change the zoning of this area from A-2-10 (Heavy Agriculture, 10 acre minimum lot size) to I-P (Industrial Park). Parcel Map No. 35865 is a proposal to divide the property into 12 industrial parcels.

II. **MAJOR ISSUES**

Open area requirements may not be met on-site. While lot coverage is acceptable (32 percent), remaining areas consist largely of streets, future streets, a proposed filtration trench, and a utility right-of-way. However, it should be noted that the site is adjacent to a storm drain and additional utility easements.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find the proposed change of zone CONSISTENT with the 2008 Chino Airport Land Use Compatibility Plan, but that consideration of the plot plan and parcel map be CONTINUED to December 11, 2008, to allow additional time for study of on-site intensities and provision of open area.

IV. **PROJECT DESCRIPTION**

Plot Plan No. 23219 is a proposal to develop fourteen industrial buildings with a total gross floor area of 738,432 square feet on a 53.37-acre site. Change of Zone Case No. 7611 proposes to change the zoning of the property from A-2-10 (Heavy Agriculture, 10 acre minimum lot size) to I-P (Industrial Park). Parcel Map No. 35865 proposes to divide the property into 12 industrial parcels.

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. 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. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
- (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, and highly noise-sensitive outdoor nonresidential uses, and, in the structures located partially or wholly in Compatibility Zone C, libraries and day care centers.

3. The Riverside County Planning Department shall require additional review by the Airport Land Use Commission prior to the establishment of any use other than offices, manufacturing, storage, and warehousing within the proposed buildings. Examples of uses that would require further review include, but are not limited to:

Retail sales, auction rooms, auditoriums, churches and chapels, dance floors, day care or child care centers, libraries, lodge rooms, reviewing stands, conference rooms with capacities of 25 or more persons, dining rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, stages, gaming, bowling alleys, classrooms, courtrooms, dormitories, swimming pools, skating rinks, locker rooms, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to the edition of the Building Code in effect at the time of land use or building permit application, as applicable.

These uses have greater intensity than the uses indicated on the plot plan and may not be possible within the single-acre intensity limits of the applicable Compatibility Zone.

- 4. Any changes in the locations of buildings from those shown on the exhibit prepared by Albert A. Webb Associates dated August 27, 2008 shall be subject to further review by the Airport Land Use Commission as an amended project.
- 5. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
- 6. Office areas within the proposed buildings shall be limited to the maximum square footage areas identified on the plot plan exhibit prepared by Albert A. Webb Associates dated August 27, 2008 and specified for each building as follows: Building 1 - 3,438 square feet; Building 2 - 4,063 square feet; Building 3 - 3,293 square feet; Building 4 - 3,488 square feet; Building 5 - 3,518 square feet; Building 6 - 2,191 square feet; Building 7 - 1,582 square feet; Building 8 - 2,422 square feet; Building 9 - 1,150 square feet; Building 10 - 5,688 square feet; Building 11 - 4,836 square feet; Building 12 - 5,650 square feet; Building 13 - 5,263 square feet; and Building 14 - 6,489 square feet.

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7. The filtration trench, if uncovered, shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours (may be less, but not more) and to remain totally dry between rainfalls. Vegetation in and around the filtration trench that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

**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:

Roger Prend, Webb Associates, 3788 McCray Street, Riverside, CA 92506

No one spoke in neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 7-0, **CONTINUED** to December 11, 2008 (PP 23219, PM 35865); **CONSISTENT** (CZ 07611).

**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 9:03 A.M.

**AIRPORT LAND USE COMMISSION  
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I. **AGENDA ITEM 4.2:** ZAP1017HR08 – Hemet 63 Investments, LLC (Representative: RGP Planning and Development Services) – City Case Nos. GPA 05-4 (General Plan Amendment) and ZC 05-4 (Zone Change). ZC 05-4 is a revised proposal to change the zoning of the northerly 23.94 acres of a 63.02-63.88 acre property located southerly of Florida Avenue (State Highway Route 74) and Acacia Avenue, westerly of Cawston Avenue (extended), and northerly of Hemet-Ryan Airport from M-2 (Heavy Manufacturing) to C-2 (General Commercial). GPA 05-4 proposes to change the City of Hemet General Plan land use designation of this 23.94-acre area from Commercial and Industrial to Commercial. (The remaining 39.08-39.94 acres adjacent to the airport would retain its M-2 zoning and Industrial land use designation.) Transition Area and Area III.

II. **MAJOR ISSUES**

None. This property had formerly been the site of a proposed residential development, but the residential component has been eliminated.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the general plan amendment and the zone change.

IV. **PROJECT DESCRIPTION**

The applicant proposes a general plan amendment and a zone change on the northern 23.9 acre portion of a 63.88 acre parcel. The general plan amendment proposes to change the land use designation from Commercial and Industrial to Commercial and to change the zoning from M-2 (Heavy Manufacturing) to C-2 (General Commercial). (The remaining acreage would retain its M-2 zoning and Industrial land use designation.)

General Plan Amendments and Zone Changes are not subject to conditions, but it is recommended that the Airport Land Use Commission endorse the following mitigation measures:

**MITIGATION MEASURES:**

1. Prior to final adoption of the general plan amendment, the landowner shall record Aviation 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 office areas of 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 proposing offices 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. Unless otherwise determined inapplicable by Airport Land Use Commission staff, all structures at this location shall require FAA aeronautical review through the Form 7460-1 FAA notice process.



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4. 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.
5. 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.
6. The attached notice shall be given to all prospective buyers and tenants.
7. All future structures at the site shall be limited to thirty-five (35) feet in height or two stories, whichever is less.
8. Future discretionary development applications within this area 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: Brenda Ramirez, Ph: (951) 955-0549, or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

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

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 7-0, found the project **CONSISTENT**.

**VII. 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 4.2: TIME IS 9:25 A.M.

**AIRPORT LAND USE COMMISSION  
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I. **AGENDA ITEM 4.3:** ZAP1011TH08 – Brookfield California Land Holdings (Representative: T&B Planning Consultants/Joel Morse) – County Case Nos. SP00369 (Specific Plan), GPA00846 (General Plan Amendment), and CZ 07481 (Change of Zone). Specific Plan No. 369 (“Thermal 551”) is a proposal to develop a master planned residential community of 2,354 dwelling units on a 612.1-acre site located northerly of Avenue 60, westerly of Fillmore Street, easterly of Polk Street, and southerly of Airport Boulevard in the unincorporated Riverside County community of Thermal. GPA 00846 proposes to amend the Eastern Coachella Valley Area Plan land use designations of the site from Agriculture, Light Industrial, and Public Facilities to Medium Density Residential, Medium High Density Residential, High Density Residential, Open Space-Recreation, Open Space-Water, and Public Facilities. CZ 07481 proposes to change the zoning of the property from A-2-20 (Heavy Agriculture, 20 acre minimum lot size) and M-SC (Manufacturing-Service Commercial) to SP (Specific Plan). Airport Zones D and E.

II. **MAJOR ISSUES**

None, in light of the determination of the Density Subcommittee regarding Calculation of Densities in Specific Plans.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the Specific Plan, General Plan Amendment, and Change of Zone, subject to the conditions herein.

IV. **PROJECT DESCRIPTION**

Specific Plan No. 369 (“Thermal 551”) is a proposal to construct a master planned residential community on approximately 612 acres. The general plan amendment will change the land use designation from Agriculture (AG), Light Industrial (LI), and Public Facilities (PF) to MDR (Medium Density Residential), MHDR (Medium High Density Residential), HDR (High Density Residential) and Open Space – Recreation (OS-R), with small areas of Open Space-Water (OS-W) and Public Facilities. The change of zone will change the existing zoning from A-2-20 (Heavy Agriculture – 20 acre minimum lot size) and M-SC (Manufacturing – Service Commercial) to SP (Specific Plan). The three residential land use designations will cover approximately 438.7 acres and will accommodate 2,354 dwelling units. The remaining 173.3 acres will consist of non-residential land use areas such as parks, recreation facilities, open space, and roadways.

**CONDITIONS (to be applied to the Specific Plan):**

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, including landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, landfills, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, incinerators, fly ash disposal, and wastewater management facilities.
  - (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, and nursing homes.
2. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
  3. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing and shall comply with Ordinance No. 655. All outdoor lighting plans subject to County review and approval shall be referred to the Riverside County Economic Development Agency – Aviation Division for review and comment prior to approval.
  4. Any new detention basins other than the covered water retention structure shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. The water retention structure shall be covered with shade cloth, which shall extend beyond the edge of the pond. The sides of the pond shall be steeply graded (minimum 5:1 slope) and lined with either concrete, riprap, or High Density Polyethylene (HDPE).
  5. The 61.23 acres of open areas depicted on the Open Lands exhibit shall be dedicated to an entity that will agree to maintain these areas as perpetual open space, and shall be zoned so as to prohibit structures (if such zoning is available for use).
  6. Any proposals for decreases, as well as increases, in residential dwelling units within this Specific Plan shall be either: (a) considered as Specific Plan Amendments; or (b) be required to be submitted to ALUC for review as major land use actions. The proponent shall be responsible for demonstrating to the satisfaction of ALUC that the proposed project would not cause either the overall density of residential Planning Areas or the cumulative density of approved tract maps to fall below 5 dwelling units per acre.
  7. Any proposed structure with an elevation at high point that is not at least 105 feet below mean sea level shall be referred to Airport Land Use Commission staff for review as to the

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need for Federal Aviation Administration notice through the Form 7460-1 process. If such notice is required, the permittee shall be required to obtain a "Determination of No Hazard to Air Navigation" prior to issuance of building permits for such a structure.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

The following spoke in favor of the project:

Joel Morse, T&B Planning Consultant, 17542 E. 17<sup>th</sup> Street, Tustin, CA 92780

No one spoke in neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a vote of 6-0, found the project **CONSISTENT**. Commissioner Holmes recused and left the room prior to consideration.

**VII. 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 4.3: TIME IS 9:26 A.M.

**AIRPORT LAND USE COMMISSION  
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I. **AGENDA ITEM 4.4:** ZAP1052MA08 – Associated Ready Mixed Concrete, Inc./Lebata, Inc. – City Case No. DPR-06-0411 (Design Review) – A proposal to establish a permanent concrete batch plant facility with three silos up to fifty (50) feet in height on 2.42 acres located on the westerly side of Patterson Avenue, southerly of Nandina Avenue, and easterly of Western Way, in the portion of the City of Perris located easterly of Interstate 215 and westerly of the runway at March Air Reserve Base. Airport Area II.

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends a finding of CONDITIONALLY CONSISTENT, for the Design Review, subject to the conditions specified herein and such additional conditions as may be required pursuant to the terms of the FAA determination.

IV. **PROJECT DESCRIPTION**  
The proposed project would construct a permanent concrete batch plant facility on one 2.5 acre parcel. The project will consist of three silos up to fifty (50) feet in height, three wash pits, eight storage bunkers, an 800 square foot mechanical shop, one 400 square foot batch control office, one fuel tank, and a total of 27 parking spaces.

**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.
2. Prior to the issuance of building permits the landowner shall convey an avigation easement to the MARB/MIP Airport. (Contact March Joint Powers Authority at (951) 656-7000 for additional information.)

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3. Any outdoor lighting shall be hooded or shielded to assure that no lights are above the horizontal plane. (It is recommended that airport management be provided an opportunity to review outdoor lighting plans prior to approval.)
4. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
5. Prior to the issuance of building permits, a determination of “No Hazard to Air Navigation” by the Federal Aviation Administration shall be required for the Aeronautical Study Nos. 2008-AWP-6067-OE through 2008-AWP-6087-OE and Aeronautical Study Nos. 2008-AWP-6089-OE through 2008-AWP-6090-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.
6. Noise attenuation measures shall be incorporated into the design of the office structure, as necessary to ensure interior noise levels from aircraft operations are at or below 45 CNEL.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

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

**VI. ALUC COMMISSION ACTION**

The ALUC Commission, by a unanimous vote of 7-0, found the project **CONDITIONALLY CONSISTENT**.

**VII. 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 4.4: TIME IS 9:39 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 13, 2008  
RIVERSIDE MEETING**

I. **AGENDA ITEM 4.5: ZAP1044RI08 – City of Riverside** (Representative: Planning Division, Community Development Department) – City Case No. P07-0721. The City of Riverside proposes to rezone approximately 8.98 acres located northerly of Arlington Avenue and westerly of Van Buren Boulevard in the City of Riverside from R-3-1500 (Multiple Family Residential: High Density, 1500 square foot minimum lot area per dwelling unit) to CR-NC-AP-D, PF-WC-AP-B2, and PF-WC-AP-D, where CR is Commercial Retail, NC is Neighborhood Commercial Overlay, PF is Public Facilities, WC is Water Course Overlay, AP-B2 is Airport Protection Overlay Zone B2, and AP-D is Airport Protection Overlay Zone D. The area to be rezoned includes all or portions of seven parcels, including parcels with addresses of 7437, 7509, 7591, 7607, 7671, and 7911 Arlington Avenue. Airport Zones B2 and D.

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends a finding of CONSISTENCY for the rezoning, provided that the new zoning incorporates the Airport Protection Overlay Compatibility Zones.

IV. **PROJECT DESCRIPTION**  
A proposal to rezone all or portions of seven parcels totaling approximately 8.98 acres from R-3-1500 (Multiple Family Residential: High Density, 1,500 square foot minimum lot area per dwelling unit) to CR-NC-AP-D (Commercial Retail - Neighborhood Commercial Overlay – Airport Protection Overlay Compatibility Zone D) and PF-WC-AP-B2 and PF-WC-AP-D (Public Facility - Water Course Overlay, Airport Protection Overlay Compatibility Zones B2 and D).

Rezoning actions are not subject to conditions.

V. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

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

VI. **ALUC COMMISSION ACTION**  
The ALUC Commission, by a unanimous vote of 7-0, found the project **CONSISTENT**.

VII. **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 4.5: TIME IS 9:40 A.M.

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER NOVEMBER 13, 2008  
RIVERSIDE MEETING**

I. **AGENDA ITEM 5.0: PRESENTATION** regarding proposed project in Flabob Airport Influence Area - **Emilio Ramirez, EDA**

Emillio Ramirez, Director of Affordable Housing Development for the Riverside County EDA, presented Power Point charts addressing two central objectives, the eradication of blight and the production of quality affordable housing in the Flabob Airport Influence Area. The proposed project was brought to the ALUC Commission as an information item for the Commissioners review and comments. Commissioner John Lyon commented that Policy 3.3.2A would cover the project. Chairman Housman commented that overall the Commission is very supportive of the idea, but there are some technical problems and suggested EDA go back to County Counsel and ALUC staff for further study. BT Miller, County Counsel, suggested collaboration with himself and John Guerin/ALUC staff to review the project and issues and provide a report back to the Commission. Chairman Housman suggested the project be put back on agenda for December 11, 2008 as an Administrative Item or project. Commissioner John Lyon also commented for ALUC staff to look into the Part 77 issues.

II. **AGENDA ITEM 6.0: ADMINISTRATIVE ITEMS**

6.1 **Request for Reconsideration: City of Riverside - ZAP1043RI08, General Plan Amendment (P08-0215) and Rezoning (P08-0216)**

John Guerin, ALUC Principal Planner, advised the Commission that the City of Riverside is requesting their project be advertised and reconsidered at the December 11, 2008 hearing. Commissioner Robin Lowe motioned to put the case back on the agenda for December 11, 2008. Seconded by Vice Chairman Rod Ballance. (Vote 7-0).

6.2 **Director's Approvals**  
Information Only

6.3 **Possible ALUC Commission Meeting Change for April 2009**

The Commission approved the Commission Meeting change from April 9, 2009 to April 16, 2009.

III. **AGENDA ITEM 7.0: APPROVAL OF MINUTES:**

The September 11, 2008 minutes were approved by a unanimous vote of 7-0.

The October 9, 2008 Minutes were approved by a vote of 5-0. Abstained: Chairman Simon Housman and Commissioner John Lyon.

IV. **AGENDA ITEM 8.0: ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

None



**AIRPORT LAND USE COMMISSION  
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**V. AGENDA ITEM 9.0: COMMISSIONER'S COMMENTS**

Vice Chairman Rod Ballance, recommended to staff that the County contact the March JPA to determine the status of their plan.

Ed Cooper, ALUC Director, advised the Commission that he was recently contacted by March JPA staff, and they had scheduled two meetings, one on November 17<sup>th</sup> and a follow-up meeting on December 15<sup>th</sup>, to try to move a draft plan for approval through their technical committee. He has been invited to participate. Mr. Cooper reported that March JPA is currently working on some technical issues with the City of Riverside, City of Moreno Valley and the City of Perris so they can create a plan that the jurisdictions will accept. Vice Chairman Rod Ballance also reminded staff about the DC-9 at Perris Valley Airport.

**VI. AGENDA ITEM 10.0: EXECUTIVE SESSION**

BT Miller, County Counsel, reported back that no action was taken at the closed session.

**VII. ADJOURNMENT**

The meeting was adjourned at 10:55 a.m.

**VIII. CD**

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ITEM 6.0: TIME IS 10:12 A.M.