

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JUNE 12, 2008**

6-26-08

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, John Lyon, Glen Holmes, Melanie Fesmire and Robin Lowe.

COMMISSIONERS ABSENT:

2.0 PUBLIC HEARING: NEW BUSINESS

- 2.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (VOTE 7-0)**
- ZAP1008FL08 – Greenland Joint Venture and Adeel and Farooq Bhattha (Representative: Adkan Engineers) – County Case Nos. TR35801 (Tract Map) and CZ07606 (Change of Zone).** A proposal to change the zoning of an 8.46-acre parcel located northeasterly of Peralta Place, southerly of Vista Del Caballero, and westerly of Ave. Juan Bautista, within the unincorporated Riverside County community of Rubidoux, from R-1-100 (One Family Dwellings, 100 foot minimum lot frontage) and R-A (Residential Agricultural) to R-1 (One-Family Dwellings), and to divide the parcel into six residential lots. Airport Zone E. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at brramire@rctlma.org.
- 2.2 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (VOTE 7-0)**
- ZAP1050MA08 – Davis Patterson Partners (Representative: Urban Environs, Patrick J. Meyer) – County Case Nos. PP23342 (Plot Plan) and CZ07648 (Change of Zone).** A proposal to change the zoning of five parcels totaling approximately 11.26-11.4 acres in an area located northerly of Rider Street, easterly of Patterson Avenue, and westerly of Interstate 215 in the unincorporated Riverside County community of Mead Valley from M-H (Manufacturing-Heavy) and M-SC (Manufacturing-Service Commercial) to I-P (Industrial Park) and M-SC, and to develop a multi use industrial park consisting of four freestanding buildings totaling approximately 180,551 square feet in floor area on the site. Airport Area II. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at brramire@rctlma.org.
- 2.3 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (VOTE 7-0)**
- ZAP1040RI08 – TR Design Group, Inc/ Thomas E. Jimenez – City Case No. P08-0300 (Change of Zone).** A proposal to change the zoning of one 0.42-acre parcel with an address of 7179 Magnolia Avenue, located on the northerly side of Magnolia Avenue, easterly of its intersection with El Hijo Street and westerly of its intersection with Arlington Avenue, within the City of Riverside, from R-1-7000 (Single Family Residential) to O (Office). Airport Zone D. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at brramire@rctlma.org.

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3.0 PUBLIC HEARING: OLD BUSINESS

3.1 Staff report recommended:
**CONDITIONALLY CONSISTENT
(Plot Plan); other applications
CONSISTENT**

Staff recommended at hearing:
**CONDITIONALLY CONSISTENT
(Plot Plan); other applications
CONSISTENT**

ALUC Commission Action:
**The Specific Plan Amendment
and Change of Zone are
CONSISTENT, subject to
Condition Nos. 2, 3, and 5. The
plot plan and parcel map were
CONTINUED to July 10, 2008.
VOTE 7-0.**

ZAP1008FV07 – Wilshire Greenway I, LLC (Representative: Ebru Ozdil/Advanced Development Solutions) – County Case Nos. SP00284A3 (Specific Plan Amendment), CZ07596 (Change of Zone), PP23146 (Plot Plan), and PM29509 (Parcel Map No. 29509, Amended No. 2). Plot Plan No. 23146 proposes to establish a mixed use commercial/office/industrial project consisting of 13 buildings plus two freestanding pads with a total of 351,975 square feet of floor area on 34.59 net acres (37.73 gross acres) located westerly of Leon Road, southerly of Benton Road, and northerly of Auld Road in the unincorporated Riverside County community of French Valley. SP00284A3 proposes to change the Specific Plan designation of the site from Office/Industrial Park to Commercial/Office/Industrial Park, and from Industrial Park to Commercial/Industrial Park, CZ07596 proposes to amend the zoning ordinance for Specific Plan No. 284 to allow commercial uses in Planning Areas 1 and 2. PM29509 proposes to divide the property into six commercial/industrial parcels and one open space parcel. Airport Zones C, B1, and D. (Continued from March 13, 2008 and May 8, 2008). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

3.2 Staff report recommended:
CONTINUE TO JULY 10, 2008

Staff recommended at hearing:
CONTINUE TO JULY 10, 2008

ALUC Commission Action:
**CONTINUED TO JULY 10, 2008
(VOTE 7-0)**

ZAP1049MA08 – Oakmont Ramona Expressway, LLC/Oakmont Industrial Group, LLC (Representative: Kurt Schlyer) – City Case No. DPR 07-0029 – Development of five industrial buildings with a total building area of up to 1,611,000 square feet (including 90,907 square feet of office area) and 1,417 parking spaces on 81.92 – 87 acres located northerly of Ramona Expressway, southerly of Markham Street, easterly of Brennan Avenue, and westerly of Barrett Avenue in the City of Perris. Most of the project site is located westerly of Indian Street. Airport Area I (Accident Potential Zones I and II). (Continued from May 8, 2008). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

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3.3 Staff report recommended:
INCONSISTENT

Staff recommended at hearing:
**CONSISTENT WITH SPECIAL
CONDITIONS OTHERWISE
INCONSISTENT**

ALUC Commission Action:
**CONSISTENT pursuant to
Countywide Policy 3.3.6,
subject to the conditions in the
staff report, including the
requirement for an aviation
agreement, based on the
findings of fact included in the
staff report, as supplemented
by the comments made by
Commissioners Rod Ballance
and John Lyon. Absent
(recused): Melanie Fesmire
(VOTE 6-0)**

ZAP1006TH07 – Christ is Salvation Church (Representative: Gabriel Lujan and Associates) – County Case No. PP22980 (Plot Plan) – A proposal to establish a 42,250 square foot, two-story church building, with a 6,400 square foot maintenance/storage building and a 1,440-1,500 square foot caretaker's quarters, on 5 acres located on the west side of Olive Street, southerly of Church Street and northerly of 57th Avenue, in the unincorporated Riverside County community of Thermal. The church building is proposed to include sixteen classrooms, two multi-purpose rooms, and a 649 seat sanctuary. **This project has been revised. The Commission may consider whether to find the revised project consistent pursuant to Countywide Policy 3.3.6.** Airport Zone D. (Continued from April 10, 2008 and May 8, 2008). 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:
**CONDITIONALLY CONSISTENT
(Plot Plan); CONSISTENT
(Parcel Map)**

Staff recommended at hearing:
**CONDITIONALLY CONSISTENT
(Plot Plan); CONSISTENT
(Parcel Map)**

ALUC Commission Action:
**CONDITIONALLY CONSISTENT
(Plot Plan); CONSISTENT
(Parcel Map). VOTE 7-0**

ZAP1024FV08 – French Valley Business Park I, L.P. and Pacific Realty Partners, L.P. (Representative: SW Engineering, Inc.). County Case Nos. PP23404 (Plot Plan) and PM30790 R1 (Revised Parcel Map). A proposal to develop an eight-building mixed-use business park, including retail, office, and industrial uses, with a combined gross floor area of up to 140,000 square feet, on approximately 10.5 acres of a 17.45-18.7 acre property located at the northeasterly corner of Auld Road and Leon Road (extending almost ¼ mile northerly of the intersection along the easterly side of Leon Road and 600 feet easterly of the intersection along the northerly side of Auld Road), in the unincorporated Riverside County community of French Valley, and to divide the property into two commercial/industrial parcels for condominium purposes. The proposed buildings would be subdivided into condominium airspace units. Airport Zones C and D. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

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- 4.2 Staff report recommended: **CONSISTENT**
- Staff recommended at hearing: **CONTINUE TO JULY 10, 2008 to allow time for adjacent property owners to meet and confer with the applicant on proposed project.**
- ALUC Commission Action: **CONTINUED TO JULY 10, 2008 (VOTE 7-0)**
- ZAP1025FV08 – Cole and Tracy Burr/Heliport Consultants (Representative: Ricarda Bennett) – County Case No. CUP 03551 (Conditional Use Permit).** A proposal to develop a private use, ground level heliport for the take off and landing of a helicopter on 28.58-29.34 acres of contiguously owned property located at 35550 and 35560 De Portola Road, on the northerly side of De Portola Road, easterly of Anza Road and westerly of Pauba Road in the “Valle De Los Caballos” Policy Area of unincorporated Riverside County. The County anticipates limiting usage to a maximum of two round trips per day, and to the hours of 7:00 a.m. to 7:00 p.m. daily. Not located within an existing Airport Influence Area. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

5.0 ADMINISTRATIVE ITEMS

- 5.1 **Chino Airport Land Use Compatibility Plan Schedule** - John Guerin, ALUC Principal Planner presented information regarding the draft schedule for consideration of this compatibility plan.
- 5.2 **Report from Frequency of Use Subcommittee: Calculation of Intensity for Meeting Places and Intermittent Uses** - Vice Chairman Rod Ballance made a motion to receive and file the report. Seconded by Commissioner Robin Lowe. Chairman Housman, Commissioner Fesmire, and Commissioner Lyon offered comments.
- 5.3 **Notice of Intent to Overrule – Harvest Landing (City of Perris) – ZAP1048MA08**
John Guerin advised that staff will prepare its letter as soon as possible. Chairman Housman directed staff to advise Vice Chairman Rod Ballance as soon as we find out the date of the City of Perris Overrule meeting, so that he can attend the meeting, or, if he’s not available, have another member of the Commission attend.
- 5.4 **Director’s Approvals** – Information only

6.0 APPROVAL OF MINUTES: May 8, 2008

Vice Chairman Rod Ballance motioned to approve the May 8, 2008 minutes. Seconded by Commissioner Robin Lowe. Abstain: Commissioner Melanie Fesmire. (Vote 6-0).

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7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Ed Cooper, ALUC Director, informed the Commission that he will be on vacation the week of June 30, returning on July 7.

8.0 COMMISSIONER'S COMMENTS

Commissioner John Lyon advised the Commission that Senate Bill 1118 passed the Senate and is now in the Assembly. The bill would restore the requirement for Airport Land Use Commissions in a number of Counties where they do not exist (because the law presently allows alternative arrangements). He also stated that he has suggested a subsequent amendment to extend the liability immunity in the event of overrule to all public use airports, not just publicly owned airports. Vice Chairman Rod Ballance thanked staff for their outstanding work with Southern California Edison regarding a proposed project in the French Valley area. On another subject, he advised that the National Transportation Safety Board will need another 6 to 7 months to investigate the fatal accident that occurred near Riverside Municipal Airport earlier this year. Chairman Housman informed the Commission that he will not be attending the July Commission meeting and Vice Chairman Rod Ballance will be acting as Chair.

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