

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 10, 2008**

7-23-08

COMMISSIONERS PRESENT: Rod Ballance (Acting Chair for Simon Housman), Arthur Butler, John Lyon, Melanie Fesmire

COMMISSIONERS ABSENT: Chairman Simon Housman, Glen Holmes and Robin Lowe

**2.0 PUBLIC HEARING: NEW BUSINESS**

- 2.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT  
VOTE 4-0  
Absent: Housman, Lowe and Holmes**
- ZAP1029BD08 – Celso Andy and Dora La Variega/R.A. Wasserman Commercial, Inc. (Representative: Ames Real Estate, Inc./Robert R. Holmes, Jr.) – County Case Nos. CZ07645 (Change of Zone) and PP23330 (Plot Plan).** A proposal to change the zoning of a 3.39-acre site located on the westerly side of Adams Street, northerly of 41<sup>st</sup> Avenue and southerly of Country Club Drive, in the unincorporated Riverside County community of Bermuda Dunes from R-1-12,000 (One-family Dwellings, 12,000 square foot minimum lot size) to M-SC (Manufacturing-Service Commercial), and to develop two warehouse/office buildings. The larger building will be 25,500 square feet in area, and the smaller building will be 10,000 square feet in area. Airport Zone B1. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [iquerin@rctlma.org](mailto:iquerin@rctlma.org).
- 2.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT  
VOTE 4-0  
Absent: Housman, Lowe and Holmes**
- ZAP1028FV08 - French Valley Business Park I, L.P, Kenneth Rattner/ SW Engineering, Inc., Mike Schweitzer – Case No. CZ07665 (Change of Zone) and SP00106AI (Specific Plan Amendment).** A proposal to change the boundaries of the current zones on a site located northerly of Auld Road, easterly of Leon Road, and westerly of Van Gaale Lane, in unincorporated Riverside County in the community of French Valley. The current zones are Scenic Highway Commercial (C-P-S), Manufacturing – Service Commercial (M-SC), and Open Area Combining Zone - Residential Developments (R-5). The change would increase the acreage zoned Manufacturing – Service Commercial and decrease the acreage zoned Scenic Highway Commercial. The specific plan amendment proposes to change the land use designation of the southerly portion of the property from Commercial (CR) to Light Industrial (LI), while retaining the existing Open Space – Conservation (OS-C) and Light Industrial (LI) to the north. Airport Zones C and D. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at [bramire@rctlma.org](mailto:bramire@rctlma.org).

**CDS:**

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The entire discussion of numbered agenda items can be found on CDs as indicated. 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)

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- 2.3 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT  
VOTE 4-0**  
**Absent: Housman, Lowe and Holmes**
- ZAP1015HR08 – Equitas Fund, LLC/ Signal Hill Family Limited Partnership, Margaret Joan Rheingens Yau (Representative: CL Communities) – City Case No. SPA 06-02 (Amendment No. 3 to Hemet Valley Country Club Estates Specific Plan 90-9), (Specific Plan Amendment).** A proposal to develop Tres Cerritos East, a predominantly residential project, with 643 single family residential dwellings on 121.3 acres, approximately 144 multi-family residential dwellings on 9.8 acres, 18.5 acres of recreational and drainage facilities, and 16.2 acres of roadways. The site includes approximately 165.8 acres located northerly of Devonshire Avenue, southerly of Menlo Avenue, westerly of Cawston Avenue, and easterly of Myers Street within the City of Hemet. Airport Area III. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873, or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

**3.0 ITEMS THAT STAFF RECOMMENDS BE CONTINUED WITHOUT DISCUSSION**  
**(Presentation available upon Commissioners request)**

- 3.1 Staff report recommended: **CONTINUE to Sept. 11, 2008**  
Staff recommended at hearing: **CONTINUE to Sept. 11, 2008**  
ALUC Commission Action: **CONTINUED to Sept. 11, 2008  
VOTE 4-0**  
**Absent: Housman, Lowe and Holmes**
- ZAP1018FV07 – Excel Engineering for Abbott Vascular (Representative: Matthew Fagan Consulting Services) – County Case No. PP12246 R1 (Plot Plan - Revised Permit).** A proposal to add an additional 293 parking spaces, with associated lighting fixtures up to 31 feet in height, 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. Airport Zones B1 and A. (Continued from March 13, and May 8, 2008). ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0873 or E-mail at [brramire@rctlma.org](mailto:brramire@rctlma.org).

**4.0 PUBLIC HEARING: OLD BUSINESS**

- 4.1 Staff report recommended: **CONTINUE to August 14, 2008**  
Staff recommended at hearing: **CONTINUE to August 14, 2008**  
ALUC Commission Action: **CONTINUED to August 14, 2008  
VOTE 4-0**  
**Absent: Housman, Lowe and Holmes**
- ZAP1008FV07 – Wilshire Greenway I, LLC (Representative: Ebru Ozdil/Advanced Development Solutions) – County Case Nos. 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. 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, May 8, and June 12, 2008). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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- 4.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONTINUE to August 14, 2008**  
ALUC Commission Action: **CONTINUED to August 14, 2008  
VOTE 4-0  
Absent: Housman, Lowe and Holmes**
- 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 helistop 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. (Continued from June 12, 2008). ALUC Staff Planner: Brenda Ramirez at (951) 955-0873, or E-mail at brramire@rctlma.org.
- 4.3 Staff report recommended: **CONTINUE to August 14, 2008**  
Staff recommended at hearing: **CONTINUE to August 14, 2008**  
ALUC Commission Action: **CONTINUED to August 14, 2008  
VOTE 4-0  
Absent: Housman, Lowe and Holmes**
- 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, and June 12, 2008). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

**5.0 PUBLIC HEARING: NEW BUSINESS**

- 5.1 Staff report recommended: **INCONSISTENT**  
Staff recommended at hearing: **INCONSISTENT**  
ALUC Commission Action: **INCONSISTENT  
VOTE 4-0  
Absent: Housman, Lowe and Holmes**
- ZAP1051MA08 – City of Perris.** The City requests that the Airport Land Use Commission review the City’s updated General Plan (as approved by the Perris City Council in April, 2005) and issue its determination regarding the Plan’s consistency with applicable Airport Land Use Compatibility Plans. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

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- 5.2 Staff report recommended: **CONTINUE to August 14, 2008**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT, subject to the conditions in the staff report, as modified in accordance with the applicant's proposed amendments, and with the additional lighting and marking offered by the applicant. (VOTE 4-0).  
Absent: Housman, Lowe and Holmes**
- ZAP1027FV08 – French Valley Energy Partners/Ramco Engineering Two, Inc. – (Representative: MDMG Inc./James Bach) - Jurisdiction: State of California Energy Commission.** A proposal to develop and operate a natural gas powered peak generating facility (to supply power to the area power grid during peak periods) on a 20-acre site with an address of 30820 Borel Road, located northerly of Borel Road, westerly of Leon Road, and easterly of French Valley Airport, in the unincorporated Riverside County community of French Valley. Airport Zone D. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

**6.0 ADMINISTRATIVE ITEMS**

- 6.1 Chino Airport Land Use Compatibility Plan Schedule - John Guerin, Principal Planner, advised that staff plans to schedule the public hearing for September 11, 2008.
- 6.2 Director's Approvals – Information only.
- 6.3 Notice of Intent to Overrule – Stetson Crossing (City of Hemet) – ZAP1012HR08  
John Guerin, Principal Planner, advised that the City had issued its Notice of Proposed Overrule. Vice Chairman Rod Ballance commented that he would attend the meeting at the City of Hemet if available on the hearing date.

**7.0 APPROVAL OF MINUTES: June 12, 2008**

Commissioner Melanie Fesmire motioned to approve the June 12, 2008 minutes. Seconded by Commissioner John Lyon. (Vote 4-0). Absent: Commissioners Glen Holmes, Robin Lowe and Chairman Simon Housman.

**8.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

Vice Chairman Rod Ballance informed the Commission that the City of Riverside's Airport is now digital, with operational VOR, new pilot's lounge furniture, lobby furniture, elevator and resurfacing of parking.

Ed Cooper, Director, announced that John Guerin's mother had recently passed away, and thanked John for his dedication to his work and participation in the meeting.

**9.0 COMMISSIONER'S COMMENTS**

None

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