

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
SEPTEMBER 11, 2008**

9-30-08

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

COMMISSIONERS ABSENT: Melanie Fesmire, Glen Holmes

**2.0 PUBLIC HEARING: NEW BUSINESS**

**ITEMS FOR WHICH STAFF RECOMMENDS CONSISTENCY UNDER ONE MOTION UNLESS A COMMISSION MEMBER OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER.**

- 2.1 Staff report recommended: **ZAP1030BD08 – Washington 111, Ltd. – County Case No. CZ07384 (Change of Zone)**. A proposal to change the zoning of a 1.45-acre parcel located northerly of Darby Road and westerly of Moore Circle 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 R-1 (One-family Dwellings), in order to allow for division of the property into three residential lots, two of which will be less than 12,000 square feet in area, along with a retention basin parcel and a cul-de-sac street. Airport Zone E. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 6-0; Absent: Glen Holmes)**

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

- 3.1 Staff report recommended: **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 December 13, 2007, January 10, February 14, March 13, May 8, June 12, July 10, and August 14, 2008). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).
- CONTINUANCE OFF-CALENDAR**
- Staff recommended at hearing: **CONTINUANCE OFF-CALENDAR**
- ALUC Commission Action: **CONTINUED OFF-CALENDAR (Vote 6-0; Absent: Glen Holmes)**

**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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- 3.2 Staff report recommended: **CONTINUE to October 9, 2008**  
Staff recommended at hearing: **CONTINUE to October 9, 2008**  
ALUC Commission Action: **CONTINUED to October 9, 2008 (Vote 6-0; Absent: Glen 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, May 8 and July 10, 2008). ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).
- 4.0 **PUBLIC HEARING – OLD BUSINESS**
- 4.1 Staff report recommended: **CONDITIONALLY CONSISTENT**  
Staff recommended at hearing: **CONDITIONALLY CONSISTENT**  
ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 4-1, opposed by Chairman Housman. Commissioner Lyon recused and left the room prior to consideration.) Absent: Glen Holmes**
- ZAP1011FL08 – Riverside County Economic Development Agency, for Riverside County Regional Park and Open-Space District - (Representative: Jill Efron/RHA Landscape Architects Planners Inc.) – Rancho Jurupa Sports Park** – A park with soccer fields, including lighted soccer fields, picnic shelters, playground, and restroom/concession building, on a 36.54-acre site located northerly of Crestmore Road and 46<sup>th</sup> Street, westerly of Loring Ranch Road, and southerly of Flabob Airport in the unincorporated Riverside County community of Rubidoux. Airport Zone B2 and D. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).
- 4.2 Staff report recommended: **INCONSISTENT**  
Staff recommended at hearing: **INCONSISTENT**  
ALUC Commission Action: **INCONSISTENT (Vote 5-2; Opposed by Commissioners Lowe and Lyon)**
- 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, June 12, July 10 and August 14, 2008). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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- 4.3 Staff report recommended: **CONSISTENT pursuant to Section 3.3.6**
- Staff recommended at hearing: **CONSISTENT pursuant to Section 3.3.6**
- ALUC Commission Action: **CONSISTENT pursuant to Section 3.3.6 (Vote 7-0)**
- ZAP1010TH08 – Robert J. Mainiero, for Arnulfo and Teresa Rodriguez, and Jose and Maria Meza - County Case No. CZ07495 (Change of Zone).** A proposal to change the zoning of a 10.16-acre parcel located westerly of Fillmore Street and Desert Cactus Drive, northerly of 57<sup>th</sup> Avenue, and easterly of the Coachella Valley Water District Flood Control Channel, in the portion of the unincorporated Riverside County community of Thermal located east of the railroad, from R-A-20 (Residential Agricultural, 20 acre minimum lot size) to R-A-2 (Residential Agricultural, 2 acre minimum lot size), in order to allow division of the property into three parcels. Airport Zones D and E. **Staff has prepared special findings pursuant to Section 3.3.6, for the Commission’s consideration.** ALUC Staff Planner: John Guerin, Ph: (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 6-0; Commissioner Lyon recused and left the room prior to consideration)**
- ZAP1010FL08 – Old Plantation Investors, LP (Representative: Anacal Engineering/Glen Gwatney) – County Case No. CUP00997R1 (Revision No. 1 to Conditional Use Permit No. 997)** – A proposal to add 9 new mobile home spaces to an existing 223-space mobile home park located southerly (southwesterly) of Mission Boulevard, both westerly and easterly of Crestmore Road, northerly of Capary Road, in the community of Rubidoux. No additional acreage would be added to the park; the spaces would be established at locations previously in use as laundry rooms, washrooms, and storage areas. Airport Zones B1 and C. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.
- 5.2 Staff report recommended: **CONDITIONALLY CONSISTENT**
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT (Vote 7-0)**
- ZAP1001DC08 – Chuckwalla Valley Associates, LLC – County Case No. PP23577 (Plot Plan).** A proposal to develop a 400-acre road racing facility that would, upon completion, include three race tracks (designed for automobile and other motor vehicle racing), a two-story, 16,200 square foot clubhouse, an administration building, garages, a scoring/timing tower, pit lanes, fueling facilities, and open parking areas, including transporter truck parking areas, within the 1100-acre property that includes Desert Center Airport. The facility would be open to members and their guests. The site is located southeasterly of State Highway 177 (Desert Center-Rice Road) and northerly of Interstate 10 in the community of Desert Center, in unincorporated Riverside County. Airport Zones A, B2, C, and E. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

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- 5.3 Staff report recommended: **Consistent (GPA and Zone Change); Tract Map is consistent with 1984 plan, but inconsistent with proposed 2008 Plan**
- Staff recommended at hearing: **CONSISTENT with 1984 plan**
- ALUC Commission Action: **CONSISTENT with 1984 plan (Vote 7-0)**
- ZAP1010CH08 – Silveira Dairy Investment, LLC/Stratham Cloverdale Inc. (Representative: Albert A. Webb Associates) – County Case Nos. GPA00807 (General Plan Amendment), CZ07073 (Change of Zone), and TR32821 (Tentative Tract Map).** A proposal to amend the General Plan (Eastvale Area Plan) designation of 38.45-39.69 acres located northerly of Limonite Avenue and westerly of Cleveland Avenue in the community of Eastvale in unincorporated Riverside County from MDR (Medium Density Residential) to HDR (High Density Residential), to change the zoning of the property from A-2-10 (Heavy Agriculture, 10 acre minimum lot size) to R-3 (General Residential), to divide the property into 23 residential lots for condominium purposes and six open space lots, and to establish 350 condominium dwelling units/lots. Airport Area III (Proposed Airport Zone D). ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

**6.0 PUBLIC HEARING**

- 6.0 Staff report recommended: **Adopt Plan with Mitigation Measures 1A, 3, 4, 5, and 6, or with 2, 3, 5, and 6.**
- Staff recommended at hearing: **Adopt Plan with Mitigation Measures 1A, 3, 4, 5, and 6, or with 2, 3, 5, and 6.**
- ALUC Commission Action:
1. **Adopt the Mitigated Negative Declaration as proposed.**
  2. **Adopt the proposed Chino ALUCP with Mitigation Measures 1A, 3, 4, 5, and 6 and to preserve the existing airport influence area eastern boundary at Cleveland Avenue.**
  3. **Adopt the monitoring plan as proposed by staff.**
  4. **Direct staff to return on October 9 with a resolution memorializing this action. (Each by a 5-0 vote, with Commissioners Butler and Lowe absent).**
- ZAPEA01CH07 - The Riverside County Airport Land Use Commission ("Commission") intends to adopt a Mitigated Negative Declaration, prepared pursuant to the California Environmental Quality Act ("CEQA;" Pub. Resources Code, §21000 et seq.), for the proposed Airport Land Use Compatibility Plan for Chino Airport ("Compatibility Plan").** The proposed project is the Commission's adoption of a Compatibility Plan, which includes an Airport Influence Area ("AIA") with new boundaries, for Chino Airport. The proposed Compatibility Plan is designed to regulate future land uses in the Riverside County portion of the Chino Airport AIA. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.

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**7.0 ADMINISTRATIVE ITEMS**

- 7.1 Notice of Intent to Overrule – ZAP1003PS07, D. R. West LLC/The Nicholas Group (City of Palm Springs) – Staff had previously advised that an inquiry had been received as to whether the City could consider the overrule on September 17 if ALUC submits its comments prior to that date. Staff had advised that it was concerned that September 17 would be prior to the end of the 45-day notice period specified in State law. Chairman Housman commented that there was an issue with the sufficiency of the notice period and requested that staff contact the City of Palm Springs so as to assure sufficiency. Commissioner Lyon commented that the notice was deficient as to adequacy of findings. Chairman Housman advised that staff would address this in its response. Chairman Housman advised that he will attend the City Council meeting(s) at which the overrule would be considered, on behalf of the Commission.
- 7.2 Notice of Intent to Overrule – ZAP1024MA07 – Brian Bargemann/Investment Building Group (City of Perris) – Chairman Housman asked that staff contact Vice-Chairman Rod Ballance as to the City hearing date on this matter, to provide for his attendance (if available) on behalf of the Commission. If Vice-Chairman Ballance is not available, the Chairman will ask Commissioner Glen Holmes to represent the Commission.
- 7.3 Progress Report – Perris Valley Airport Land Use Compatibility Plan  
Ken Brody of Mead and Hunt, ALUC consultant, noted that an administrative draft of a Perris Valley Airport Land Use Compatibility Plan has been completed for staff review. Chairman Housman thanked staff and the consultant for moving forward with this project.

**8.0 APPROVAL OF MINUTES**

The August 14, 2008 minutes were approved by a vote of 4-0. Abstain: Aaron Hepler (alternate for Glen Holmes). Commissioner John Lyon abstained from item 5.4, as he had recused himself for that one item. Absent: Commissioners Robin Lowe and Arthur Butler.

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

None

**10.0 COMMISSIONER'S COMMENTS**

Commissioner John Lyon reported that while in the landing pattern at Flabob Airport, he noticed that the Regional Park Authority was constructing one or two structures just south of Crestmore within the park, close to the influence areas of the B1, B2, C and D zones, and that neither the airport nor the Commission had any information regarding this project. Chairman Housman asked staff to contact whoever builds in the Rancho Jurupa Regional Park and inform them of our existence and that they need to contact us.

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Vice Chairman Rod Ballance informed the Commission that he was invited to sit on a panel to select a vendor for the City of Riverside CEQA/NEPA environmental documentation services for the new Master Plan for Riverside Municipal Airport, which specifies airport projects for the 5-year capital improvement plan.

Ed Cooper, ALUC Director, noted that two of the Commissioners had to depart before the Chino Plan was considered. He commented that he would like to see full Commission participation when the adoption of new plans is being considered. Therefore, he would like the Commission's input as to placement of plan adoption and amendment proposals on the agenda, or whether such proposals should be considered at special hearings. Chairman Housman commented that, since two of the Commissioners were not present, he would like staff to place this on the Commission's next agenda as an Administrative item for Commission discussion.

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