

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 13, 2008**

11-19-08

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

COMMISSIONERS ABSENT:

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: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (VOTE 7-0)**
- 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. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0549, 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)**
- 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. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0549, or E-mail at brramire@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

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3.0 PUBLIC HEARING – OLD BUSINESS

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

- 3.1 Staff report recommended: **CONTINUANCE OFF-CALENDAR**
- Staff recommended at hearing: **CONTINUANCE OFF-CALENDAR**
- ALUC Commission Action: **CONTINUED OFF-CALENDAR (VOTE 7-0)**
- 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. 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: **CONTINUE to December 11, 2008 (PP 23219, PM 35865); CONSISTENT (CZ 07611)**
- Staff recommended at hearing: **CONTINUE to December 11, 2008 (PP 23219, PM 35865); CONSISTENT (CZ 07611)**
- ALUC Commission Action: **CONTINUED to December 11, 2008 (PP 23219, PM 35865); CONSISTENT (CZ 07611) (VOTE 7-0)**
- ZAP1011CH08 – MM/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 65th 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. 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: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (VOTE 7-0)**
- 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. ALUC Staff Planner: Brenda Ramirez, Ph: (951) 955-0549, or E-mail at brramire@rctlma.org.
- 4.3 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (VOTE 6-0, Commissioner Holmes recused and left the room prior to consideration)**
- 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. ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at brramire@rctlma.org.

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- 4.4 Staff report recommended: **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. ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at brramire@rctlma.org.
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**
- ALUC Commission Action: **CONDITIONALLY CONSISTENT (VOTE 7-0)**
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- 4.5 Staff report recommended: **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. ALUC Staff Planner: Brenda Ramirez at (951) 955-0549, or E-mail at brramire@rctlma.org.
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (VOTE 7-0)**

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.

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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.

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.

8.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

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 17th and a follow-up meeting on December 15th, 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.

10.0 EXECUTIVE SESSION

BT Miller, County Counsel, reported back that no action was taken at the closed session. The meeting was adjourned at 10:55 a.m.