

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
OCTOBER 9, 2008**

10-28-08

COMMISSIONERS PRESENT: James Hottois (Alternate for Simon Housman), Rod Ballance, Arthur Butler, Robin Lowe, Melanie Fesmire, and Glen Holmes

COMMISSIONERS ABSENT: Chairman Simon Housman, and John Lyon

**2.0 ZAPEA01CH07 - RESOLUTION FOR ADOPTION OF CHINO ALUCP.** ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

ALUC Commission Action:

**ADOPTED (VOTE 6-0, JOHN LYON ABSENT)**

**3.0 PUBLIC HEARING – OLD BUSINESS**

3.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (VOTE 6-0, JOHN LYON ABSENT)**

**ZAP1018FV07 – Excel Engineering for Abbott Vascular (Representative: Matthew Fagan Consulting Services) – County Case No. PP12246 S5 (Plot Plan - Substantial Conformance No. 5).** A proposal to revise the parking layout 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, so as to provide for a total of 714 parking spaces at ultimate development. Airport Zones A and B1. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

**4.0 PUBLIC HEARING – NEW BUSINESS**

4.1 Staff report recommended: **CONTINUE TO NOVEMBER 13, 2008**  
Staff recommended at hearing: **CONTINUE TO NOVEMBER 13, 2008**  
ALUC Commission Action: **CONSISTENT (VOTE 6-0, JOHN LYON ABSENT)**

**ZAP1003BL08 – First Solar Electric Blythe Land Holdings, LLC (Representative: URS Corporation/Robert Ray) – County Case No. CUP03602 (Conditional Use Permit).** A proposal to construct and operate a 21 megawatt (MW) solar photovoltaic (PV) renewable energy facility on 200 acres. The PV array sections will occupy 130 acres and will not exceed 12 feet in height. The facility will include an operations building with a floor area of approximately 1,152 square feet and a height of 16.5 feet. The site is located westerly of Mesa Drive, southerly of Interstate 10 freeway, and northerly of 17<sup>th</sup> Avenue, in unincorporated Riverside County. Airport Zones D and E. ALUC Staff Planner: Brenda Ramirez at (951) 955-0873, or E-mail at [bramire@rctlma.org](mailto:bramire@rctlma.org).

**CDS:**

1

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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4.2 Staff report recommended:  
**INCONSISTENT (GPA 07-001,  
SPA 06-004, TR35394);  
TR35392 IS CONSISTENT**

Staff recommended at hearing:  
**INCONSISTENT (ALL CASES)**

ALUC Commission Action:  
**INCONSISTENT (ALL CASES)**

**(VOTE 5-1, OPPOSED BY  
ROBIN LOWE. ABSENT:  
JOHN LYON)**

**ZAP1016HR08 – Benchmark Pacific/Rancho Diamante Investments, LLC (Representatives: Michael Brandman Associates and Stantec) – City of Hemet Case Nos. GPA 07-001 (General Plan Amendment), SPA 06-004 (Specific Plan Amendment), TR 35392 and TR35394 (Tract Maps).**

Site A consists of 48.45 acres located northerly of Thornton Avenue extended, easterly of Warren Road, southerly of the ATSF-BNRR rail line and Stetson Avenue, and westerly of Cawston Avenue. Tract Map No. 35392 proposes to divide the property into 155 residential lots with a minimum lot size of 5,000 square feet and 10 open space lots. GPA 07-001 proposes to amend the General Plan designation of this property from Industrial to Residential RI (7 DU/AC) and SPA 06-004 proposes to amend its designation on the Page Ranch Master Plan from Industrial M-2 to Low Medium Density Residential R5 (5 DU/AC). Airport Area III; partially in Transition Zone.

Site B consists of 91.66 acres located westerly of existing Warren Road, southerly of the ATSF-BNRR rail line, northerly of Poplar Street, and easterly of proposed "New" Warren Road. Tract Map No. 35394 proposes to divide the property into 390 residential lots with a minimum lot size of 5,000 square feet and 10 lettered (non-residential) lots. GPA 07-001 proposes to amend the General Plan designation of this property from RR-2.5 (Rural Residential, 1DU per 2 ½ acres) and Industrial to RI (7 DU/AC) and SPA 06-004 proposes to amend its designation on the Page Ranch Master Plan from Low Density 1 DU per 2 ½ acres to Low Medium Density Residential R5 (5 DU/AC) and Open Space/Recreation. Airport Area II; partially in Transition Zone.

SPA 06-004 would also establish new Planning Areas and revise Planning Area boundaries within the Page Ranch Community Master Plan. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org).

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- 4.3 Staff report recommended: **CONDITIONALLY CONSISTENT**      **ZAP1043RI08 – City of Riverside – (Representative: Patricia Brenes, Planning Division, Community Development Department) – City Case Nos. P08-0215 (General Plan Amendment) and P08-0216 (Rezoning) –**
- Staff recommended at hearing: **CONDITIONALLY CONSISTENT**      A proposal by the City of Riverside to amend the General Plan land use designation of 19.25 acres located both northerly and southerly of Gould Street, westerly of Crest Avenue (in the City neighborhood bounded by Arlington Avenue on the north, Cypress Avenue on the south, Tyler Street on the west, and Crest Avenue on the east) from HDR (High Density Residential) to MDR (Medium Density Residential), and to change the zoning from R-3-1500 (Multiple Family Residential: High Density, 1,500 square foot minimum lot area per dwelling unit) to R-1-7000 (Single Family Residential, 7,000 square foot minimum lot area), or R-1-7000-AP-D (same as above, with Airport Protection Overlay Zone D). Airport Zone D. ALUC Staff Planner: John Guerin at (951) 955-0982, or E-mail at jguerin@rctlma.org.
- ALUC Commission Action: **CONDITIONALLY CONSISTENT (VOTE 4-1, OPPOSED BY ROBIN LOWE. ABSENT: GLEN HOLMES AND JOHN LYON)**

**5.0 ADMINISTRATIVE ITEMS**

- 5.1 Notice of Intent to Overrule – ZAP1051MA08, City of Perris General Plan (Case No. 08-05-0014)  
John Guerin, ALUC Principal Planner, advised the Commission that the City of Perris sent ALUC a notice of proposed overrule of its finding of inconsistency relative to the City's General Plan. The City Council hearing date is anticipated to be on Tuesday, October 28, 2008. Commissioner Ballance asked about the time of the hearing. John advised that he would obtain that information and relay it to Commissioner Ballance.
- 5.2 Commission's Input as to Placement of Plan Adoption and Amendment Proposals on the Agenda  
John Guerin, ALUC Principal Planner, advised the Commission that, at the last meeting, ALUC Director Ed Cooper requested Commissioners' input as to the placement of Plan adoption and amendment proposals on the agenda, or whether such proposals should be considered at special hearings. Vice Chairman Rod Ballance suggested that new amendment proposals be placed in the middle of the agenda to give Commissioners enough travel time due to morning traffic. Ed Cooper, ALUC Director, commented that his goal was to promote dialogue and to increase the probability that all seven Commissioners would be present when new proposed Plans are considered for adoption.

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**5.3 Rancho Jurupa Regional Park**

John Guerin, ALUC Principal Planner, advised Commission that, at the last meeting, Commissioner John Lyon had concerns that structures were being constructed at the Rancho Jurupa Regional Park, within the Flabob Airport Influence Area. Staff contacted Park Planner Marc Brewer of the Riverside County Regional Park and Open-space District to advise that ALUC staff should be contacted with regards to any future projects.

**6.0 APPROVAL OF MINUTES**

Commissioner Robin Lowe made a motion to approve the September 11, 2008 minutes. Seconded by Commissioner Arthur Butler. (Vote 3-0). ABSTAIN: Commissioner Melanie Fesmire and James Hottois (Alternate for Simon Housman). ABSENT: Commissioners Glen Holmes and John Lyon.

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

None

**8.0 COMMISSIONER'S COMMENTS**

Vice Chairman Rod Ballance commented on the unique situation where only one member present today was present for the Chino Plan approval last month. He suggested that, in the future, staff "flag" or send an email to the Commissioners requesting that they read all the documents so that there is a quorum to vote for the Plan's follow-up resolution. For the record, John Guerin advised that Commissioners Robin Lowe, Arthur Butler and Melanie Fesmire (who were absent or left early from the last meeting) were sent an e-mail advising them to listen to the recording of the September hearing as to the Chino Plan. Rod Ballance also commented that he would like to receive a full agenda package including a CD and a hard copy.

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4

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