

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 9, 2006**

11/22/06

COMMISSION ACTION

STAFF RECOMMENDATION

2.0 ADMINISTRATIVE ITEMS

- 2.1 Jackie Cochran – Should reconsideration of decision to adopt alternative 3B be granted?

Commissioner Robin Lowe motioned to not reconsider the adoption of Alternative 3B in 2006 and asked staff to report back in 2007 regarding a more comprehensive review of issues relating to Vista Santa Rosa. Seconded by Commissioner John Lyon. Carried unanimously.

- 2.2 Signing Ceremony – Resolution PS-06-001 - Chairman Housman and Bob Johnson, Executive Director, signed Resolution.

- 2.3 Future Workshops – Ed Cooper came forward advising of a workshop with city planners. The first is tentatively scheduled for November 29, 2006 with the cities of Western Riverside County. We are moving forward with outreach to cities and local jurisdictions within the county to talk to them about ALUC's mission, get their input, and share ideas for a new process in 2007. Second workshop will be in December; date is to be determined.

3.0 CONSISTENCY UNDER ONE MOTION

- 3.1 CONSISTENT

ZAP1009MA06 - Growth Management Company LLC - County Case No. CZ07358 (Change of Zone), PM34128 (Parcel Map), PP21813 (Plot Plan). Airport Area II.
ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

- 3.2 CONSISTENT

ZAP1005RI06 – Gary and Shannon Wiegert - County Case No. CZ 07236. Airport Zone E. ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

- 3.3 CONSISTENT

ZAP1008RI06- City of Riverside Public Utilities Department – City Case Nos. P04-1195 and P04-1196. **Airport Zone C.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: CONSISTENT

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3.4 ADOPT STAFF
RECOMMENDATION AS
AMENDED

RI-06-113 – Durry Atassi for McKinley Freeway Center II, Inc. – City Case Nos. P-06-0681 (Design Review), P06-0682 (Change of Zone), P06-0683 (General Plan Amendment). Airport Zones D and E. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT (General Plan Amendment and Zone Change); CONDITIONALLY CONSISTENT (Design Review).

3.5 CONSISTENT

ZAP1001PS06 – Dillon Wind LLC/PPM Energy, Inc.- Proposal to establish 51 wind turbines (wind energy conversion systems) on three separate sites in the wind energy area of Western Coachella Valley. Outside Airport Influence Area, but subject to review due to height. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT

4.0 OLD BUSINESS

4.1 CONSISTENT; staff directed to also prepare letter regarding consideration for additional open space.

ZAP1001CH06 Silviera Dairy Investment, LLC/Stratham Cloverdale, Inc. – Case Nos. GPA 00807, SP 00357, CZ 07073, TR 32821. Airport Zone D on Draft Chino Plan. Airport Area III. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT with 1984 Plan, but that a letter be prepared requesting that consideration be given to inclusion of qualified open areas if the project is redesigned.

4.2 CONDITIONALLY
CONSISTENT; adopting
findings as amended pursuant to
Section 3.3.6.

ZAP1002BD06 Mike Filing/Global Select Capital/Bulls-Eye Dev. & Const. Co. – Plot Plan Case No. 21840. Airport Zones A and B2. ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONTINUANCE to December 14, 2006, unless information required to make findings pursuant to Section 3.3.6 (including FAA review) is submitted.

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4.3 CONSISTENT with findings as amended pursuant to Section 3.3.6. **BD-06-103 – Valley Landscape Services (Reconsideration) - Plot Plan Case No. 20513. Airport Zones A and B2.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONTINUANCE to December 14, 2006 unless information required to make findings pursuant to Section 3.3.6 is submitted prior to hearing.

5.0 NEW BUSINESS

5.1 CONTINUED by applicant request. **ZAP1004BD06 – Robert Mainiero for Wafick Zaky - County Case Nos. GPA 00822 and TR 33994. Airport Zone C.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: INCONSISTENT

5.2 Staff directed to issue a NO ACTION TAKEN letter. **ZAP1002FV06 – Joe Poon/French Valley Industrial Development - Plot Plan No. 21163 and Commercial/Industrial Parcel Map No. 33691 (Redesigned). Suspended Plan.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: UNABLE TO ACT, or CONTINUE to January 11, 2007.

5.3 CONTINUED to January 11, 2007. **ZAP1003FV06 – Hill Country S.A. Ltd./Richland Investments, LLC- County Case Nos. Change of Zone No. 6811 and Tentative Tract Map No. 30430. Suspended Plan.** ALUC Staff Planner: Cecilia Lara, Ph: (951) 955-0549, or E-mail at clara@rctlma.org.

Staff Recommendation: UNABLE TO ACT, or CONTINUE to January 11, 2007.

5.4 CONSISTENT **ZAP1006RI06 – Robert Malcolm/M&M Plumbing, Inc.- City Case No. P06-0497 (Design Review). Airport Zone D.** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONTINUE to December 14, 2006, unless finding is made regarding shielding.

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5.5 CONTINUED to December 14, 2006 **ZAP1007RI06 – Fern Moss/Citicom Development LP - City Case Nos. P06-1187 (Rezone) and P06-1188 (Design Review).** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: INCONSISTENT; consider continuance to allow proponent to present evidence toward an infill determination.

5.6 CONTINUED to December 14, 2006 **ZAP1001CO06 – Sharon Orit and Ron Benetzhak/RMA-Riverside, Inc. - City Case No. CUP 05-006 (Conditional Use Permit).** ALUC Staff Planner: John Guerin, Ph: (951) 955-0982, or E-mail at jguerin@rctlma.org.

Staff Recommendation: CONTINUE to December 14, 2006 for acoustical study.

8.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

None

9.0 COMMISSIONERS COMMENTS

Glen Holmes congratulated Commissioner Robin Lowe on her victory in Hemet City Council election and is looking forward to working with her at ALUC. Rod Ballance attended a March JPA noise study session, and a powerpoint noise study from the Sacramento based consultant will be given to the Commissioners for their review.

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