



**AIRPORT LAND USE COMMISSION MEETING
MINUTES
January 13, 2022**

1-18-22

COMMISSIONERS PRESENT: Arthur Butler, John Lyon, Steve Manos, Steven Stewart, Larry Smith (alternate for Russell Betts), Maartin Rossouw (alternate for Michael Geller), Larry Froehlich (alternate for Richard Stewart)

COMMISSIONERS ABSENT: Russell Betts, Michael Geller, Richard Stewart

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW CASES

3.1 Staff report recommended: **ZAP1116FV21 – MHS 98, LLC (Representative: VSL Engineering)**
CONSISTENT

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

Motion: Steve Manos
Second: Arthur Butler

– City of Murrieta Case Nos. ZC2020-2188 (Zone Change), CUP2020-2183 (Conditional Use Permit). A proposal to establish a 3-story 135,971 square foot self storage facility on 3.04 acres located westerly of Winchester Road, southerly of Murrieta Hot Springs Road, and northerly of Winchester Creek Avenue. The applicant also proposes to change the site’s zoning from Neighborhood Commercial to Community Commercial (Airport Compatibility Zone D of the French Valley Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

3.2 Staff report recommended: **ZAP1101RI21 – Serrano Oaks, LLC (Representative: Griffin Haupt)**
CONSISTENT

Staff recommended at hearing: **CONSISTENT**

ALUC Commission Action: **CONSISTENT (Vote 7-0)**

Motion: Steve Manos
Second: Larry Smith

– City of Jurupa Valley Case No. MA21245 ([GPA21006, CZ21008, SPA, SDP21083] General Plan Amendment, Change of Zone, Specific Plan Amendment, Site Development Permit). A proposal to construct a 104 unit apartment complex with recreational amenities on 4.12 acres, located southerly of Limonite Avenue, easterly of Clay Street, westerly of Heatherwood Drive, and northerly of the Linares avenue. The applicant also proposes to amend the site’s general plan land use designation from Commercial Neighborhood to Highest Density Residential, change the site’s zoning from I-P (Industrial Park) to R-3 (General Residential), and amend the Mission De Anza Specific Plan to allow for multi-family residential land uses at this site (Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

VIDEO:

A video recording of the entire proceedings is available on the ALUC website at www.rcaluc.org. If you have any questions please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at basantos@rivco.org

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- 3.3 Staff report recommended: **ZAP1037FL21 – RC Hobbs Companies, Inc. (Representative: Bob Beers)** – City of Jurupa Valley Case Nos. MA21272 ([GPA21009 General Plan Amendment], [CZ21011 Change of Zone], [TTM37857 Tentative Tract Map]). A proposal to divide 3.84 acres into 37 single family residential lots, 1 detention basin lot, and 1 open space recreation lot, located northerly of 45th Street, westerly of Pacific Avenue, easterly of Opal Street, and southerly of Brookdale Avenue. The applicant also proposes to amend the site's general plan land use designation from Medium Density Residential to High Density Residential, and change the site's zoning from One Family Dwellings (R-1) to Planned Unit Development (PUD) (Airport Compatibility Zone D of the Flabob Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- CONSISTENT (GPA and Change of Zone); CONDITIONALLY CONSISTENT (Tract Map)**

Staff recommended at hearing: **CONSISTENT (GPA and Change of Zone); CONDITIONALLY CONSISTENT (Tract Map), subject to the conditions included herein, and such additional conditions as may be required by the FAA OES.**

ALUC Commission Action: **CONSISTENT (GPA and Change of Zone); CONDITIONALLY CONSISTENT (Tract Map), subject to the conditions included herein, and such additional conditions as may be required by the FAA OES. (Vote 7-0)**

**Motion: Larry Froehlich
Second: Maartin Rossouw**

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**
None

5.0 **ADMINISTRATIVE ITEMS**

5.1 Director's Approvals – Information only

5.2 Update March Air Reserve Base Compatibility Use Study (CUS)

Simon Housman, Project Director March CUS was not present at the ALUC public hearing meeting. For the record, a script was provided by Mr. Housman for Chair Stewart to read aloud at the meeting providing detailed information/instructions to the March CUS.

5.3 a) Approval of Non-Disclosure Agreement form with March Air Reserve Base related to the MCUS.

b) Authorize the MCUS project manager to sign the agreement.

Commissioner Manos motioned to approve and ratify the Non-Disclosure Agreements with March Air Reserve Base related to the MCUS and delegation of authority to the MCUS project manager, Simon Housman to sign any other similar Non-Disclosure Agreements related to the MCUS. Seconded by Commissioner Rossouw. (Vote 7-0)

VIDEO:

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6.0 APPROVAL OF MINUTES

Commissioner Manos motioned to approve the December 16, 2021 minutes. Seconded by Commissioner Lyon. Vote 7-0

7.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Commissioner Froehlich shared news media information regarding an off-field landing at the Whiteman Airport in Los Angeles County.

8.0 COMMISSIONER'S COMMENTS

None

9.0 ADJOURNMENT

Chair Steven Stewart, adjourned the meeting at 10:11 a.m.

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