

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JUNE 9, 2011**

7-6-11

COMMISSIONERS PRESENT: Simon Housman, Rod Ballance, Arthur Butler, John Lyon, Michael Geller (alternate for Richard Stewart)

COMMISSIONERS ABSENT: Glen Holmes, Greg Pettis, Richard Stewart

2.0 PUBLIC HEARING: NEW BUSINESS

- 2.1 Staff report recommended: **CONTINUANCE to July 14, 2011 (pending Air Force review)**
- Staff recommended at hearing: **CONTINUANCE to July 14, 2011, pending receipt of comments from March Air Reserve Base officials**
- ALUC Commission Action: **CONTINUANCE to July 14, 2011 (pending Air Force review)**
Vote 4-0, absent: Pettis, Holmes, Geller (alternate for Richard Stewart)
- 2.2 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 based on adopted special findings:**
1. **The Commission finds that a significant mitigating circumstance is the proximity of the Santa Ana River for emergency landings.**
 2. **The evidence clearly shows that the number of residential CDS:**
- ZAP1071MA11 – Selective Telecommunications Consulting, LLC, for AT&T Mobility (Representative: Edwin Kim) – JPA Case No.: CUP 11-01 (Conditional Use Permit).** A proposal to establish an unmanned telecommunications facility (cell tower) consisting of antennas on a 70-foot high tower disguised as a palm tree (monopalm), with an associated enclosed equipment shelter on a 2.96-acre site located northerly of Cactus Avenue, westerly of Interstate 215, and easterly of the rail line, within the land use jurisdiction of the March Joint Powers Authority (Airport Area I of the March Air Reserve Base Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.
- ZAP1020FL11 – Northtown Housing Development Corp. and Riverside County Economic Development Agency (Representative: Pete Pitassi) – County Case Nos.: GPA 01084 (General Plan Amendment), CZ 07556 (Change of Zone), and PP 24862 (Plot Plan).** Plot Plan No. 24862 is a proposal to develop a 66-unit affordable housing development (“Crestmore Apartments”), with a 3,375 square foot community building, on 4.25-4.43 acres located northerly of Mission Boulevard and easterly of Crestmore Road in the community of Rubidoux. General Plan Amendment No. 1084 is a proposal to amend the designation of the site on the Jurupa Area Plan from Commercial Retail (3.43 acres) and Medium High Density Residential (5-8 dwelling units per acre) (1 acre) to Very High Density Residential (14-20 dwelling units per acre). Change of Zone No. 7756 is a proposal to change the zoning of the site from R-VC (Rubidoux Village Commercial), R-2 (Multiple Family Dwellings), and A-1 (Light Agriculture) to R-3 (General Residential). (Zone C of Flabob Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at

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units on the site is not being increased from the number of residential units on the site when it was in use as a mobilehome park. The Commission received conflicting testimony as to whether the proposed apartment project would house more people than the mobilehome park, but there is no clear and convincing evidence that there would be a significant increase in the number of people that would occupy the site.

rbrady@rctlma.org.

- 3. The site is located beyond the limits of the 55 CNEL contour for aircraft noise associated with flights to and from Flabob Airport. Areas beyond the 55 CNEL contour are considered generally acceptable for residential use and would normally not be exposed to excessive noise levels. To the extent that the site is affected by noise, this project does not substantially increase the number of persons affected.**

ALUC Commission approval would include a request to EDA for grant of an aviation easement to the County of Riverside for the use of the general public.

(Vote 5-0, absent: Holmes and Pettis)

CDS:

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3.0 PRESENTATION BY MARCH JOINT LAND USE STUDY REVIEW SUBCOMMITTEE

John Guerin, ALUC staff, presented information regarding the March Joint Land Use Study, which was the subject of two subcommittee meetings. Vice Chairman Rod Ballance thanked staff for the presentation and thinks that the JLUS is a good document to move forward. He noticed that former ALUC Executive Director Keith Downs was present, and asked if he had comments on the document. Mr. Downs advised that he was present on behalf of Mead and Hunt because of their interest in the March JLUS contract. Mr. Downs noted that the document might need to be updated to address use of the facility by general aviation aircraft. Commissioner Ballance advised that March has an economic impact of \$525 million per year. Chairman Housman questioned staff on the C2 closed pattern Zone and restrictions on the D Zone. John Guerin responded that there are no density or intensity restrictions in the proposed D Zone. BT Miller, County Counsel, indicated that, since this is a staff report updating the Commissioners regarding the project status, a motion does not have to be taken.

4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information only

4.2 Discussion by TLMA Information Resources – ALUC Commissioners' Laptops

Raelyn Salcedo, TLMA Information Resources staff, advised members of the Airport Land Use Commission regarding use of their laptop computers and the need to apply regular security updates. Chairman Housman advised that Commissioners can turn in their laptops at the beginning of the July 14th Commission meeting, and after security updates are completed, they will be returned at the end of the meeting.

5.0 APPROVAL OF MINUTES

The May 2, 2011 Special Meeting minutes were approved by a vote of 4-0. Absent: Commissioner Holmes and Pettis. Abstained: Michael Geller (alternate for Richard Stewart)

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

John Guerin, ALUC staff, apologized to the ALUC Commission regarding something that occurred at last month's hearing where he indicated the project at the corner of Thompson and Winchester had been determined inconsistent and overruled by the City of Murrieta. That project had, in fact, been found consistent.

7.0 COMMISSIONER'S COMMENTS

None

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CDS:

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