

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
JANUARY 14, 2016**

1-27-16

COMMISSIONERS PRESENT: Rod Ballance, Arthur Butler, Glen Holmes, John Lyon, Steve Manos, Russell Betts, alternate for Greg Pettis, Steven Stewart, alternate for Simon Housman

COMMISSIONERS ABSENT: Simon Housman, Greg Pettis

2.0 PUBLIC HEARING: CONTINUED ITEMS
NONE

3.0 PUBLIC HEARING: NEW ITEMS

- 3.1 Staff report recommended: **CONSISTENT**
Staff recommended at hearing: **CONSISTENT**
ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- ZAP1169MA15 – Mission Village Shopping Center L.P./Regional Properties, Inc. (Representative: Kristin Werksman, Rick Engineering)** – City of Riverside Case Nos. P15-0983 and P15-0984 (Conditional Use Permit and Design Review). A proposal to construct and operate a 10,000 square foot child care center with a 13,050 square foot secured outdoor play area on a 1.42 (net) acre site (a portion of a shopping center) located at the northwest corner of Mission Village Drive and Northrop Drive. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org
- 3.2 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **INCONSISTENT (Vote 7-0)**
- ZAP1168MA15 – Sa Refka, LLC (Representative: Tom Mungari, Nova Homes, Inc.)** – City of Perris Case Nos.: 15-0199 (General Plan Amendment), 15-05200 (Change of Zone), 15-05197 (Planned Development Overlay), 15-00012 (Development Plan Review), and Tentative Tract Map No. 36797. The applicant proposes to change the general plan land use designation of 18.98-19.06 acres located northerly of Water Avenue, easterly of Wilson Avenue, westerly of Murrieta Road, and southerly of a straight-line easterly extension of Lisbon Street from R-20,000 (Single Family Residential, 20,000 square foot minimum lot size) to R-10,000 (Single Family Residential, 10,000 square foot minimum lot size). The Change of Zone proposes to change the existing zoning classification of the project site from R-20,000 (Single Family Residential 20,000, square foot minimum lot size) to R-10,000 (Single Family Residential, 10,000 square foot minimum lot size) with a Planned Development Overlay with R-6,000 development standards. Tentative Tract Map No. 36797 is a proposal to divide the property into 78 residential lots, plus one lot for a detention basin and one lot for community recreational facilities, including a clubhouse, swimming pool, and tot lot. (Airport

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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Compatibility Zones B2 and C1 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org

4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information Only

4.2 December 2016 ALUC Meeting – Available Venues

The ALUC Commission by a unanimous vote of 7-0 agreed to have the December 8, 2016 ALUC Commission meeting at the Eastern Municipal Water District (EMWD) facility in Perris.

5.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 4-0 approved the December 10, 2015 minutes. (Lyon, Betts, Stewart abstained). Commissioner Manos advised that he had read the minutes.

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.1 March Joint Powers Authority TAC Report Update by Commissioner Ballance

Commissioner Ballance advised that he serves on the March Joint Powers Authority (JPA) Technical Advisory Committee (TAC) as a representative for Congressman Mark Takano. He noted that the TAC has been advised of two forthcoming major projects. Hillwood Development is proposing aviation-related buildings east of the primary runway and warehousing between the runway and Interstate 215. Lewis Homes is proposing reconfiguration of General Old Golf Course westerly of Interstate 215 to add housing units. He noted that the Base may have some concerns with the introduction of additional housing units within the JPA's jurisdiction. Commissioner Lyon advised that the effects of these projects should be carefully considered and that both Hillwood and Lewis were instrumental in events that led to the closure of Rialto Airport.

7.0 COMMISSIONER'S COMMENTS

Commissioner Holmes asked if staff was aware of recent activity regarding a power plant near Blythe Airport. John Guerin, ALUC staff, advised that the project formerly known as Blythe II has been renamed "Sonoran Energy Project." The California Energy Commission (CEC) is conducting a compliance proceeding, and CEC staff has met with us and with the Airport Manager. The CEC is expected to take action within the next few months. An additional fossil fuel/natural gas facility is planned to the north of this project. ALUC staff is concerned regarding proliferation of transmission lines.

Commissioner Ballance reminded the other Commissioners on the dais to complete required Form 700 documents in accordance with State and County requirements.