

**AIRPORT LAND USE COMMISSION HEARING  
REPORT OF ACTIONS  
JULY 13, 2017**

7-24-17

COMMISSIONERS PRESENT: Rod Ballance, Russell Betts, Arthur Butler, Glen Holmes, Steve Manos, John Lyon, Steven Stewart

COMMISSIONERS ABSENT: None

**2.0 PUBLIC HEARING: CONTINUED ITEMS**

- 2.1 Staff report recommended: **INCONSISTENT**
- Staff recommended at hearing: **INCONSISTENT**
- ALUC Commission Action: **INCONSISTENT (Vote 6-0; Recuse: Lyon)**
- ZAP1031FL17 – Northtown Housing Development Corp. (Representatives: Debi Myers and Darryl Brown)** – City of Jurupa Valley Major Application 16224 consisting of GPA 16006 (General Plan Amendment), CZ16011 (Change of Zone), SDP 16043 (Site Development Permit), and TPM37126 (Tentative Parcel Map). Through SDP 16043, the applicant proposes development of: (a) a 68-unit multi-family housing development (apartments) with a 3,818 square foot community center building and pool and maintenance buildings on 5.16 acres and, (b) a 31,375 square foot commercial building on 1.79 acres. The site is located northerly of Mission Boulevard and easterly of Crestmore Road in the community of Rubidoux. The site is currently split between Commercial Retail (6.27 acres) and Medium High Density Residential (1 acre) designations. GPA 16006 would retain the Commercial Retail designation on 1.79 acres, while amending the General Plan designation of 4.16 acres of Commercial Retail and one acre of Medium High Density Residential to High Density Residential. The site is currently split among three zones: R-VC (Rubidoux-Village Commercial), R-2 (Multiple Family Dwellings), and A-1 (Light Agriculture). CZ 16011 would maintain R-VC zoning on 1.79 acres, change the zoning of 4.16 acres from R-VC to R-2, and change the zoning of one acre from A-1 and R-2 to R-2. Tentative Parcel Map No. 37126 would reconfigure the existing parcel boundaries to establish two new parcels (1.79 and 5.16 acres). (Compatibility Zone C of the Flabob Airport Influence Area). Continued from May 11, 2017. ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rivco.org](mailto:jguerin@rivco.org)

**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@rivco.org](mailto:basantos@rivco.org)

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**3.0 PUBLIC HEARING: NEW ITEMS**

3.1 Staff report recommended: **CONDITIONALLY CONSISTENT** **ZAP1268MA17 – ADJ Holdings, Inc. (Representative: NAI Capital, David Moore)** – County of Riverside Case No. PP26174 (Plot Plan). A proposal to establish a construction storage yard for wood powerline poles with a 240 square foot office trailer on 13.94 acres located on the southeast corner of Harley Knox Boulevard and Harvill Avenue. (Airport Compatibility Zones C1 and C2 of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Staff recommended at hearing: **CONDITIONALLY CONSISTENT**

ALUC Commission Action: **CONDITIONALLY CONSISTENT** subject to FAA review. **(Vote 7-0)**

3.2 Staff report recommended: **CONSISTENT** **ZAP1269MA17 – Meridian Park, LLC (Representative: Jeff Gordon)** – March Joint Powers Authority Case Nos. General Plan Amendment No. 17-01, Specific Plan Case No. 17-04, (Amendment No. 6 to Specific Plan No. 1), Amendment No. 4 to Tentative Tract Map No. 30857, and Amendment No. 1 to PP16-07 (Plot Plan). The amended Plot Plan proposes to add 78.18 acres to a previous 48.02-acre approval for development of a parking lot for an adjacent 1,000,000 square foot building to facilitate its use as a Parcel Delivery Terminal, along with a 5,000 square foot customer service/security building and a 12,000 square foot vehicle maintenance facility. The project site is located easterly of Barton Street, southerly of Krameria Avenue, and northerly of Larry Parrish Parkway (an easterly extension of Mariposa Avenue). The applicant also proposes amending the General Plan Circulation Element to modify the road configuration of Krameria Avenue and amending the March Business Center Specific Plan to define and specifically allow parcel delivery terminals as approved uses and make various other changes, and revising Tentative Tract Map No. 30857 by reconfiguring parcels 67 through 71 and revising the circulation pattern. (Airport Compatibility Zones C2 and D of the March Air Reserve Base/Inland Port Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

Staff recommended at hearing: **CONSISTENT**

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

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3.3 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 7-0)**

**ZAP1243MA17 – City of Menifee (Representative: Cheryl Kitzerow). City of Menifee Case No. GPA 2017-172 (General Plan Amendment).** A proposal to amend the text and diagrams of the City’s General Plan in order to establish consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and the 2011 Perris Valley Airport Land Use Compatibility Plan, and with the compatibility criteria therein. (Compatibility Zones D and E). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [iquerin@rivco.org](mailto:iquerin@rivco.org)

3.4 Staff report recommended: **CONDITIONALLY CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT** subject to revised conditions submitted at meeting. See minutes. **(Vote 7-0)**

**ZAP1025BA17 – Burgess Family Trust (Representative: Marcell & Associates)** – City of Banning Case No. BR179502 (Billboard Review). The applicant proposes to remove the existing static billboard sign located at 1680 Ramsey Street, and replace it with a 55 foot tall dual “V” shaped dynamic LED billboard sign located on a 0.89 acre parcel. The project site is located southerly of Ramsey Street, easterly of Hathaway Street, and northerly of Interstate 10 (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

4.0 **ADMINISTRATIVE ITEMS**

4.1 Director’s Approvals – Information only

5.0 **APPROVAL OF MINUTES**

The ALUC Commission by a unanimous vote of 7-0 approved the June 8, 2017 minutes.

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

None

7.0 **COMMISSIONER’S COMMENTS**

None

8.0 **CLOSED SESSION**

8.1 Conference with Legal Counsel-Anticipated Litigation (d)(2) of Government Code Section 54956.9. One potential case.

8.2 Conference with Legal Counsel-Anticipated Litigation (d)(4) of Government Code Section 54956.9. One potential case.

There was no reportable action for Item 8.1 and 8.2

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