

**AIRPORT LAND USE COMMISSION  
MINUTE ORDER JULY 14, 2016  
RIVERSIDE MEETING**

A regular scheduled meeting of the Airport Land Use Commission was held on July 14, 2016 at the Riverside County Administrative Center, Board Chambers.

**COMMISSIONERS PRESENT:** Simon Housman, Chairman  
Rod Ballance, Vice Chairman  
Russell Betts  
Arthur Butler  
Glen Holmes  
John Lyon  
Steve Manos

**COMMISSIONERS ABSENT:**

**STAFF PRESENT:** Ed Cooper, ALUC Director  
John Guerin, Principal Planner  
Paul Rull, Urban Regional Planner IV  
Barbara Santos, ALUC Commission Secretary  
Raymond Mistica, ALUC Counsel

**OTHERS PRESENT:** Joy Bednorz, Other Interested Person  
Ann Borel, Other Interested Person  
Clara Miramontes, City of Perris  
Col. Jeff Rodi, March Air Reserve Base

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I. **AGENDA ITEM 2.1: ZAP1070FV16 – RTN Development Inc. (Representative: Rick Neugebauer)** – County of Riverside Planning Case Nos. CUP03744 (Conditional Use Permit) and CZ07909 (Change of Zone). The applicant is proposing a microbrewery and a warehouse facility (primarily for storage of wine) on 3.68 acres (2.1 acres net) (Assessor's Parcel Numbers: 963-070-002, 963-070-003, 963-070-004), located westerly of Briggs Road, easterly of Winchester Road (Highway 79), southerly of the westerly extension of Magdas Coloradas Street, and northerly of the westerly extension of Cochise Circle. The project proposes a 36,278 square foot building which includes: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area. The project also has a 1,420 square foot outdoor seating and gaming area attached to the building. The building will be two stories and have a maximum height of 35 feet. The applicant also proposes to change the zoning of the proposed 3.68 acre parcel from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC). (Airport Compatibility Zones B1 and C of French Valley Airport Influence Area).

II. **MAJOR ISSUES**

The project was originally submitted as a 36,278 square foot building which included: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area, in addition to a 1,420 square foot outdoor seating and gaming area attached to the building. The item was continued from ALUC's June meeting per the applicant's request so they could work on the project to be more consistent with the compatibility plan. The applicant has further requested a continuance to the August commission meeting in order to allow more time for them to make the project more consistent with the compatibility plan.

III. **STAFF RECOMMENDATION**

At this time per the applicant's request, staff recommends that the Commission CONTINUE consideration of this matter to its August 11, 2016 public hearing agenda.

IV. **PROJECT DESCRIPTION**

The applicant proposes a microbrewery facility on 3.68 acres. The project proposes a 36,278 square foot building which includes: 3,246 square foot microbrewery production area, 28,995 square foot warehouse/storage area, 2,713 square foot office area, and 699 square foot tasting and bar area. The project also has a 1,420 square foot outdoor seating and gaming area attached to the building. The building will be two stories and have a maximum height of 35 feet. The applicant also proposes to change the zoning of the property from Industrial Park (I-P) to Manufacturing-Service Commercial (M-SC).

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

No one spoke in favor, neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 CONTINUED the project to August 11, 2016.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.1: TIME 9:02 A.M.

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- I. **AGENDA ITEM 2.2:** ZAP1019RG16 – County of Riverside (Representative: Shellie Clack, Office of County Counsel) – County Case No. Ordinance Amendment No. 348.4835. This is a Countywide amendment to Riverside County Ordinance No. 348 clarifying where residential care facilities, residential health facilities, and sober living homes would be permitted uses in the unincorporated areas and the type of use permit that would be required for such use (if any), consistent with State law. Article XIXe would be amended to provide definitions and criteria for five types of group facilities (Residential Facility, Residential Care Facility, Residential Care Facility for the Elderly, Alcohol or Drug Abuse Treatment Facility, and Sober Living Homes) and two types of health facilities (Developmentally Disabled Care Facility and Congregate Living Health Facility). Each such use serving six or fewer persons would be considered a residential use of property allowed by right in residential zones. Those serving seven or more persons (except Sober Living Homes) would require a Conditional Use Permit. Ordinance No. 348.4835 also adds reasonable accommodation provisions to Ordinance No. 348 and updates definitions to clarify and remove any inconsistencies that may result from the revisions made to Article XIXe. (Countywide).

II. **MAJOR ISSUES**

The proposed ordinance would establish definitions for five types of group facilities and two types of health facilities. Each such use serving six or fewer persons would be considered a residential use of property allowed by right in residential zones. Those serving seven or more persons would require a Conditional Use Permit (except Sober Living Homes, which would not be subject to use permit requirements even if they served seven or more persons, as they would be the equivalent of single-family residences, although occupied by more than one “single housekeeping unit” [i.e., their residents may pay rent to the homeowner]). This was not regarded as a “non-impact legislative amendment” because it could increase the potential for “uses having vulnerable occupants” to be established in inner Compatibility Zones where they would not be consistent with the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan.

This item was continued from the June hearing to allow March Air Reserve Base officials time to review and comment on the proposal, which they have now done. The facilities addressed in this ordinance, like single-family homes, are not consistent land uses within the Clear Zone or the Accident Potential Zones. Base officials initially requested that these uses be prohibited in those zones, but Ms. Clack advised that the County is preempted from prohibiting sober living homes and facilities serving six or fewer persons in any residential zone. Therefore, the only way to assure that such facilities would not be established in those zones would be to rezone those properties to non-residential zones in the event that the County regains land use jurisdiction over areas currently within the land use jurisdiction of the March Joint Powers Authority.

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the ordinance itself, provided that, whenever a new facility requiring a Conditional Use Permit is proposed for a site within an Airport Influence Area, the proposal is transmitted to ALUC staff for a determination as to whether the proposal could be inconsistent with the Compatibility Plan policy regarding location of “uses having vulnerable occupants.” In such cases, the proposal should be officially submitted to ALUC for a determination. Additionally, this recommendation is predicated on the understanding that, in the event that properties presently within the land use jurisdiction of the March Joint Powers Authority revert to County jurisdiction, any such property in the Clear Zone or Accident Potential Zones that had been zoned for residential uses (generally the R-R and W-2 zones) when part of March Air Force Base should be rezoned so as not to allow residential uses as a permitted use.

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**IV. PROJECT DESCRIPTION**

The applicant proposes an amendment to the Riverside County Zoning Ordinance (Ordinance No. 348) to clarify where residential group facilities, residential health facilities, and sober living homes would be permitted uses in the unincorporated areas and the type of use permit (if any) that would be required for such uses, consistent with State law. Article XIXe of Ordinance No. 348 currently addresses "congregate care residential facilities." Its existing text would be deleted. The amended Article XIXe would provide definitions and criteria for five types of group facilities (Residential Facility, Residential Care Facility, Residential Care facility for the Elderly, Alcohol or Drug Abuse Treatment Facility, and Sober Living Homes) and two types of health facilities (Developmentally Disabled Care Facility and Congregate Living Health Facility). Each such use serving six or fewer persons would be considered a residential use allowed by right in residential zones. Those serving seven or more persons (except Sober Living Homes) would require a Conditional Use Permit.

Ordinance No. 348.4835 also adds reasonable accommodation provisions to Ordinance No. 348 and updates definitions to clarify and remove any inconsistencies within Ordinance No. 348 that may result from the revisions made to Article XIXe.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

The following spoke neither for or against the project, but added information to the decision making process:

Col. Jeff Rodi, March Air Reserve Base, CA

No one spoke in favor or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.2: TIME 9:03 A.M.

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- I. **AGENDA ITEM 2.3:** ZAP1194MA16 – City of Riverside (Representative: Doug Darnell) – City Case No. P15-1010 (General Plan Amendment). A proposal by the City of Riverside to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section. (Airport Compatibility Zones B1-APZ II, B1, C1, C2, D, and E of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

There is no question that the proposed General Plan Amendment is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”) and that the proposed amendment brings the City General Plan closer to consistency with the March ALUCP. However, the City is proposing that the attached text amendments and maps constitute the General Plan changes needed to enable a determination that the City’s General Plan is consistent with the March ALUCP. As of the date of preparation of this staff report (April 26, 2016), staff review is ongoing. The proposal would certainly be sufficient for a jurisdiction that included portions of Zone E, such as the City of Menifee, but the City of Riverside also includes land in some of the inner zones. The City has indicated that additional information will be provided prior to the June 9 hearing. While we hope to be able to ultimately forward a proposal to the Commission that brings the General Plan into consistency with the March ALUCP, at this time, we must recommend a continuance.

Staff considered the possibility of finding that the proposed amendment constituted sufficient action to allow for a finding of partial consistency for the City’s General Plan (relative specifically to Compatibility Zones D and E), but Counsel advised that ALUC’s enabling legislation does not appear to allow for such a split determination relative to consistency.

III. **STAFF RECOMMENDATION**

If the City is willing to agree and again waives the 60-day limit, staff recommends that this item be CONTINUED OFF-CALENDAR or, if the City prefers, for a specific number of months until such time as the City is able to combine this proposal with the application of airport overlay zoning throughout the March AIA or such other zoning ordinance and map amendments as may be needed to address airport land use compatibility concerns. If the City is not willing to agree to such a continuance or does not believe that application of overlay zoning can be initiated within the next six months, staff would recommend that this proposal be found CONSISTENT with the 2014 March ALUCP as a general plan amendment only, since there is nothing in this proposal that would exacerbate existing inconsistencies. However, the eventual adoption of this General Plan Amendment by the Riverside City Council would not be sufficient to enable a finding that the City of Riverside General Plan 2025, as hereby amended, would be deemed consistent with the March ALUCP.

IV. **PROJECT DESCRIPTION**

The City of Riverside is proposing to amend its General Plan 2025 so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”). Accordingly, the proposal includes amendments to the Land Use and Urban Design, Public Safety, Noise, and Circulation and Community Mobility Elements of the General Plan, as well as the Introduction section.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:  
ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

No one spoke in favor, neutral or opposition to the project.

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VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 **CONTINUED the project OFF CALENDAR.**

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.3: TIME 9:19 A.M.

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- I. **AGENDA ITEM 2.4:** ZAP1199MA16 – City of Perris (Representative: Nathan Perez) – City Case Nos. General Plan Amendment 15-05122, Specific Plan Amendment 16-05025, and Ordinance Amendment 16-05024 (Amended Proposal). General Plan Amendment 15-05122 is a proposal by the City of Perris to amend the Land Use and Safety Elements of its General Plan so as to bring that Plan into consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”). Ordinance Amendment 16-05024 is a proposal to amend Chapter 19 of the Perris Municipal Code by adopting an Airport Overlay Zone Code Section and to apply this overlay to those portions of the City within the March AIA. Specific Plan Amendment 16-05025 is a proposal to update the Airport Overlay Zone Section (Section 12) of that Plan so as to comply with the March ALUCP. (Airport Compatibility Zones A, B1- APZ 1, B1-APZ II, B2, C1, C2, D and E of the March Air Reserve Base/Inland Port Airport Influence Area).

II. **MAJOR ISSUES**

There is no question that the proposed General Plan Amendment, Specific Plan Amendment, and Zoning Ordinance Amendment are consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”) and that the proposed General Plan Amendment brings the City General Plan closer to consistency with the March ALUCP. However, the City is proposing that the attached text amendments and maps constitute the General Plan changes needed to enable a determination that the City’s General Plan is consistent with the March ALUCP. No changes to the land use designations of individual parcels are being proposed. The City is proposing to apply the Airport Overlay Zone throughout the Airport Influence Area, although the present proposal would simply be to incorporate that zone into the City’s ordinance. The proposal would certainly be sufficient for a jurisdiction that included portions of Zone E, such as the City of Menifee, but the City of Perris also includes land in some of the inner zones. As no land use designation changes are proposed herewith, it will be necessary to apply the Airport Overlay in order for consistency to be achieved. While we can on an interim basis recommend that these measures be adopted by the City, in the absence of application of the appropriate Airport Overlay Zone to individual parcels, these measures only assure consistency for properties in Compatibility Zones D and E. The final versions of these proposals were not provided until May 19. Provided that the City is willing to waive the 60-day deadline for a determination, ALUC staff recommends discussion and continuance.

March Air Reserve Base has taken the opportunity to comment and to note those areas where compatibility criteria included in the March ALUCP differ from the provisions of applicable Department of Defense and Air Force instructions.

III. **STAFF RECOMMENDATION**

Staff recommends that the Commission find that, upon City Council adoption of the amendments specified herein as proposed, including the revisions submitted on June 15, 2016 (including the Zoning Map amendment), the City of Perris General Plan, zoning ordinance, and the Perris Valley Commerce Center Specific Plan shall be recognized as CONSISTENT with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”). This determination of consistency is contingent upon action by the Perris City Council adopting all of these documents and maps as revised June 15, 2016, and providing confirmation of its approval to ALUC by copy of an executed minute order with a CD of the final adopted documents for General Plan Amendment 15-05122, Specific Plan Amendment 16-05025, and Ordinance Amendment 16-05024.

IV. **PROJECT DESCRIPTION**

General Plan Amendment 15-05122 is a proposal by the City of Perris to amend the Land Use and Safety Elements of its General Plan so as to bring that Plan into consistency with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”). Ordinance Amendment 16-05024 is a proposal to amend Chapter 19 of the Perris Municipal Code by adopting

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an Airport Overlay Zone Code Section and to apply this overlay to those portions of the City within the March Air Reserve Base/Inland Port Airport Influence Area ("March AIA"). Specific Plan Amendment 16-05025 is a proposal to update the Overlay Zone section (Section 12) of the Perris Valley Commerce Center Specific Plan so as to comply with the March ALUCP.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at [jguerin@rctlma.org](mailto:jguerin@rctlma.org)

The following spoke in favor of the project:

Clara Miramontes, City of Perris, CA

The following spoke in favor of staff recommendation:

Col. Jeff Rodi, March Air Reserve Base, CA

No one spoke in neutral or opposition to the project.

VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 2.4: TIME 9:20 A.M.



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I. **AGENDA ITEM 3.1: ZAP1062BD16 – Global Development and Building, LLC/Desert Land Holdings (Representative: Jim Snellenberger)** – City of La Quinta Planning Case Nos. Specific Plan 2015-0002, Zone Change 2015-0001, Tentative Tract Map 2015-0003 (TTM 36875), and Site Development Permit. The applicant is proposing a Specific Plan on 3.22 net acres (Assessor's Parcel Numbers: 600-080-001 thru 009; 600-080-041 and -042) to vary the Medium Density Residential zone development standards, which includes building setbacks and heights, minimum lot size, garage setback, and architectural encroachment. The applicant is also proposing a Zone Change on the site from Low Density Residential and Golf Course to Medium Density Residential, a tentative tract map to subdivide the site into 16 single family residential lots, and a Site Development Permit to review the project's site design, architectural design, landscaping, and lighting. The project site is located northerly of Highway 111, easterly of Jefferson Street, and southerly of Palm Circle. (Airport Compatibility Zone E of the Bermuda Dunes Airport Influence Area).

II. **MAJOR ISSUES**  
None

III. **STAFF RECOMMENDATION**  
Staff recommends that the Commission find the proposed Specific Plan and Zone Change CONSISTENT with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, and find the Tentative Tract Map and Site Development Permit CONSISTENT, subject to the conditions included herein.

IV. **PROJECT DESCRIPTION**  
The applicant proposes a Specific Plan on 3.22 net acres (Assessor's Parcel Numbers: 600-080-001 thru 009; 600-080-041 and -042) to vary the Medium Density Residential zone development standards, which includes building setbacks and heights, minimum lot size, garage setback, and architectural encroachment. The applicant is also proposing a Zone Change on the site from Low Density Residential and Golf Course to Medium Density Residential, a tentative tract map to subdivide the site into 16 single family residential lots, and a Site Development Permit to review the project's site design, architectural design, landscaping, and lighting.

**CONDITIONS (applicable to the Tentative Tract Map):**

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses are prohibited:
  - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers of the proposed lots and tenants of the homes thereon.

4. Any new detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

**V. MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

No one spoke in favor, neutral or opposition to the project.

**VI. ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

**VII. CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.1: TIME 9:33 A.M.

**AIRPORT LAND USE COMMISSION  
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RIVERSIDE MEETING**

I. **AGENDA ITEM 3.2:** ZAP1020RG16 – Riverside County Planning Department (Representative: Bill Gayk) – Riverside County Planning Case Nos. GPA01122 (General Plan Amendment) and CZ07902 (Change of Zone). A proposal by the County of Riverside to amend its General Plan and Zoning Ordinance in accordance with California Department of Housing and Community Development regulations and other State laws. Accordingly, the proposal includes a new Housing Element and amendments to the Land Use and Safety Elements of the General Plan and many Area Plans, as well as updating Ordinance No. 348 to be consistent with the proposed General Plan amendments. The proposed changes include redesignating 5,328 gross acres throughout the County to Mixed-Use Area and Highest Density Residential land use designations, establishing Highest Density Residential (R-7) and Mixed Use (MU) zones, and rezoning land to these zones, including 1,424 gross acres located within Airport Influence Areas of March Air Reserve Base, Perris Valley Airport, French Valley Airport, and Jacqueline Cochran Regional Airport, affecting allowable land uses of 238.98 acres in Thermal, 607.29 acres in Winchester, 123.27 acres in Highgrove, 147.73 acres in Mead Valley, 131.71 acres in Good Hope, 155.3 acres in Nuevo, and 19.48 acres in French Valley. (Airport Compatibility Zones: Countywide).

II. **MAJOR ISSUES**

None

III. **STAFF RECOMMENDATION**

Staff recommends a finding of CONSISTENCY for the General Plan Amendment and Zoning Ordinance

IV. **PROJECT DESCRIPTION**

A proposal by the County of Riverside to amend its General Plan and Zoning Ordinance in accordance with California Department of Housing and Community Development regulations and other State laws. Accordingly, the proposal includes a new Housing Element and amendments to the Land Use and Safety Elements of the General Plan and many Area Plans, as well as updating Ordinance No. 348 to be consistent with the proposed General Plan amendments. The proposed changes include redesignating 5,328 gross acres throughout the County to Mixed-Use Area and Highest Density Residential land use designations, establishing Highest Density Residential (R-7) and Mixed Use (MU) zones, and rezoning land to these zones, including 1,424 gross acres located (in whole or in part) within Airport Influence Areas (AIAs) of March Air Reserve Base, Perris Valley Airport, French Valley Airport, and Jacqueline Cochran Regional Airport, affecting allowable land uses of 238.98 acres in Thermal, 607.29 acres in Winchester, 123.27 acres in Highgrove, 147.73 acres in Mead Valley, 131.71 acres in Good Hope, 155.3 acres in Nuevo, and 19.48 acres in French Valley.

V. **MEETING SUMMARY**

The following staff presented the subject proposal:

ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rctlma.org](mailto:prull@rctlma.org)

The following spoke neither for or against the project but added information to the decision making project:

Joy Bednorz, Other Interested Person, Nuevo Road

The following spoke in opposition to the project:

Ann Borel, Other Interested Person, 37623 Leon Road, Murrieta, CA 92563

No one spoke in favor of the project.

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VI. **ALUC COMMISSION ACTION**

The ALUC Commission by a unanimous vote of 7-0 found the project **CONSISTENT**.

VII. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 3.2: TIME 9:36 A.M.

**AIRPORT LAND USE COMMISSION  
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I. **4.0 ADMINISTRATIVE ITEMS**

4.1 ALUC Resolution No. 2016-01 adopting the 2016 Amendment to the 2004 Banning Municipal Airport Land Use Compatibility Plan

Chairman Housman recused (as he had done at the hearing) because he represents clients who own property near that airport. Vice Chairman Rod Ballance signed the Resolution.

4.2 Director's Approvals – Information Only

4.3 August 2016 ALUC Meeting Location

John Guerin, ALUC staff, advised that the Board Hearing Room is not available on August 11, but that the City of Hemet will be able to accommodate the Commission meeting. Chairman Housman suggested that a tour of Hemet-Ryan Airport be arranged for that day following the meeting. (Subsequently, it was determined that the August meeting will be held at the Eastern Municipal Water District Board Room in Perris.)

II. **5.0 APPROVAL OF MINUTES**

The ALUC Commission by a vote of 7-0 approved the June 9, 2016 minutes.

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

John Guerin, ALUC staff congratulated Russell Betts upon his appointment by the City Selection Committee as an official member of the Airport Land Use Commission.

IV. **7.0 COMMISSIONER'S COMMENTS**

Commissioner Betts thanked staff for the recognition, stating that he is happy to serve the Airport Land Use Commission as an official member rather than as an alternate. Commissioner Manos also congratulated Mr. Betts.

V. **8.0 ADJOURNMENT**

Chairman Housman adjourned the meeting at 10:09 a.m.

VI. **CD**

The entire discussion of this agenda item can be found on CD and referenced by the meeting time listed below. For a copy of the CD, please contact Barbara Santos, ALUC Commission Secretary, at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org).

ITEM 4.0: TIME IS: 10:06 A.M.