

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 9, 2017**

11-27-17

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

COMMISSIONERS ABSENT: Steve Manos

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)**
- ZAP1077FV17 – Newland Homes, LLC (Representative: EPD Solutions, Inc. Rafik Albert)** – County of Riverside Planning Case Nos. CZ7937 (Change of Zone), TR37294 (Tentative Tract Map), PP26249 (Plot Plan). Tentative Tract Map No. 37294 is a proposal to divide 12.5 gross acres located northerly of Los Alamos Road, southerly of De Caron Street, easterly of Suzi Reid Way and westerly of Briggs Road into 48 single family residential lots. The applicant also proposes to change the zoning of the property from Rural Residential (R-R) to Planned Residential (R-4). Plot Plan No. 26249 depicts building elevations and floor plans for the 48 proposed residences. (Airport Compatibility Zone D of the French Valley Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org
- 3.2 Staff report recommended: **INCONSISTENT**
Staff recommended at hearing: **INCONSISTENT**
ALUC Commission Action: **CONDITIONALLY CONSISTENT, subject to FAA conditions (Vote 6-0; Recuse: Lyon)**
- ZAP1032FL17 – Amy Han (Representative: Sake Engineering, Sam Akbarpour)** – City of Jurupa Valley Planning Case No. MA16119 (Tentative Tract Map 37109). The applicant proposes to subdivide a 1.75-acre parcel (Assessor's Parcel No. 182-303-005) located westerly of the northerly end of Renee Avenue, southerly of Mission Boulevard, northerly of Janet Street, and easterly of Hare Avenue into 7 single family residential lots. The site includes a residence with an address of 4077 Riverview Drive. (Airport Compatibility Zones D and E of the Flabob Airport Influence Area). ALUC Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

CDS:

1

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 9, 2017**

3.3 Staff report recommended:
**INCONSISTENT (SPA,
Rezoning); CONSISTENT
(GPA)**

Staff recommended at hearing:
**CONSISTENT (SPA,
Rezoning, GPA)**

ALUC Commission Action:
**CONSISTENT (SPA,
Rezoning, GPA)
(Vote 7-0)**

**ZAP1090R117 – California Baptist University -
(Representatives: Steve Smith, Mark Howe, and
David Leonard)** – City Planning Case Nos. P15-0989
(General Plan Amendment), P15-0987 (Rezone), and
P17-0543 (Specific Plan Amendment). California Baptist
University (CBU) proposes to comprehensively revise its
Specific Plan for the continued development of its
campus. The core area of the campus includes all of the
land within the area bounded by Magnolia Avenue on the
north, Adams Street on the east, Monroe Street on the
west, and Diana Road/State Highway Route 91 on the
south, except for the parcel (Assessor's Parcel Number
231-080-009) at the northwest corner of Adams and
Diana/Highway 91 developed with a service station and
food mart and a lot at 3476 Wilma Court. The campus
also includes discrete parcels fronting on the north side of
Magnolia Avenue and the east side of Adams Street. The
Specific Plan Amendment would incorporate 10.93 acres
(two parcels) fronting on the west side of Monroe Street
(Assessor's Parcel Numbers 233-120-010 and 233-110-
045) owned by CBU into the Specific Plan (deleting them
from the Magnolia Avenue Specific Plan). P15-0988
would amend the General Plan designation of these two
parcels from Public Facilities/Institutional (PF) to CBU
Specific Plan (CBUSP), while P15-0987 would rezone the
two parcels from R-1-7,000 (Residential, 7,000 square
foot minimum lot size) to CBU SP-2. P15-0987 would
also rezone the core campus from CBUSP-A, CBUSR-
MU/A, CBUSP-MU/R, CBUSP-MU/U and CBUSP-OS to
CBU SP-1 and would rezone the parcels fronting on the
north side of Magnolia Avenue and the east side of
Adams Street from CBUSP-MU/A and CBUSP-MU/R to
CBU SP-2. (Compatibility Zones D and E of the Riverside
Municipal Airport Influence Area). ALUC Staff Planner:
John Guerin at (951) 955-0982, or e-mail at
iquerin@rivco.org

CDS:

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 9, 2017**

4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals – Information only

4.2 Presentation: Countywide Amendment

Chairman Ballance advised that he concurs with formation of a subcommittee and appointed Commissioners Lyon and Manos as additional members. Commissioner Holmes inquired as to the potential for establishing a fee on development in AIAs that could be used toward purchase of lands that would remain open areas available for emergency landing, rather than the less-usable half-acres gained through open area percentage requirements. Director Housman indicated that the subcommittee could consider this suggestion. ALUC Counsel Ray Mistica advised that if Vice-Chairman Manos declines, the matter of subcommittee membership can be revisited at next month's ALUC meeting.

4.3 2018 ALUC Schedule

Director Housman advised that this would be an appropriate time to determine any "dark" month for 2018. He is recommending February as the "dark" month. Commissioner Holmes asked whether a special meeting could be set, if necessary. Director Housman agreed that the Commission will continue to be sensitive to the needs of the community. Chairman Ballance noted that December 14 would be a full agenda. He asked if a motion was needed. ALUC Counsel Mistica responded that a motion was not necessary, just a need to seek consensus and determine if there are any objections. There were none, so the Commission will anticipate not meeting in February.

4.4 ZAP1291MA17 Request for Delegation of Authority

Director Housman noted that the proposed project is a parking lot in the C2 zone. He is requesting special delegation for efficiency. Chairman Ballance indicated support for delegation in this particular circumstance. Commissioner Holmes moved for delegation, Commissioner Lyon seconded, and the delegation was unanimously supported.

4.5 New ALUC Logo

Possibilities for new ALUC logos were presented to the Commissioners. Director Housman complimented Secretary Barbara Santos for her work on this matter. The Commissioners had various opinions. Commissioner Lyon indicated a preference to keep the current logo. He would like the logo to reflect the general aviation nature of the County's airports. Chairman Ballance suggested a business jet. Director Housman advised as to the need to avoid copyright issues. Commissioner Stewart noted that many of the airports do not have much use of jets. Chairman Ballance indicated that a business jet would reflect economic development. Commissioner Lyon suggested using current logo with deletion of "RC" in "RCALUC" and replacement of the aircraft model. Director Housman advised that smaller versions of the logo would be provided. Commissioner Holmes liked the angled runway, but would prefer the round logo. Commissioner Krupa likes the dynamic nature of the aircraft in the new logos. She agreed with Commissioner Holmes. Commissioner Stewart also agreed, but with a square logo. Commissioner Lyon suggested we table that discussion. Director Housman asked if there is agreement on circle vs square. Circle had 5 votes.

5.0 APPROVAL OF MINUTES

The ALUC Commission by a vote of 5-0 approved the October 12, 2017 minutes. Abstained: Betts and Ballance

CDS:

3

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

**AIRPORT LAND USE COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 9, 2017**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

Commissioner Lyon reminded the Commissioners of Veterans' Day festivities at Flabob. Chairman Ballance reminded of anniversary of Marine Corps and Veterans Day events.

7.0 COMMISSIONER'S COMMENTS

None

Y:\ALUC Report of Actions\2017 ROA\ROA11-9-17.doc

CDS:

4

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