



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
August 12, 2021**

8-16-21

COMMISSIONERS PRESENT LIVE: Arthur Butler, John Lyon, Richard Stewart, Steven Stewart

COMMISSIONERS PRESENT REMOTELY: Russell Betts, Steve Manos

COMMISSIONERS ABSENT: None

**2.0 PUBLIC HEARING: CONTINUED ITEMS**  
None

**3.0 PUBLIC HEARING: NEW CASES**

- 3.1 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0)**  
**Motion: John Lyon**  
**Second: Richard Stewart**
- ZAP1066HR21 – AMCO, LLC (Representative: Blaine A. Wormer Civil Engineering)** – City of Hemet Case Nos. GPA21-002 (General Plan Amendment), CZ21-002 and CZ21-003 (Change of Zone), SDR21-007 (Site Development Review), CUP21-005 (Conditional Use Permit), TPM38141 (Tentative Parcel Map). A proposal to construct a mixed-use development including a gas station facility with a 4,140 square foot convenience store and a 2,240 square foot car wash tunnel, and a 61 unit apartment complex on 5.0 gross acres, located on the northwest corner of Sanderson Avenue and Devonshire Avenue. The applicant also proposes to amend the site's land use designation from High Density Residential to High Density Residential and Community Commercial, and change the site's zoning from SP85-1 (Senior Residential) to R-3 (Multi-Family Residential) and C-2 (General Commercial). The applicant also proposes a tentative parcel map to divide the site into two parcels (Airport Compatibility Zone E of the Hemet-Ryan Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)
- 3.2 Staff report recommended: **CONSISTENT**  
Staff recommended at hearing: **CONSISTENT**  
ALUC Commission Action: **CONSISTENT (Vote 6-0)**  
**Motion: John Lyon**  
**Second: Art Butler**
- ZAP1481MA21 – Stratford Ranch Associates, LLC (Representative: Mission Pacific Land Company)** – City of Perris Valley Case Nos. GPA21-05040 (General Plan Amendment), ZC21-05039 (Zone Change), PLN21-05032 (Tentative Tract Map No. 38071). A proposal to divide 48.61 acres into 192 single family residential lots located on the northeast corner of Ramona Expressway and Evans Road. The applicant also proposes to amend the site's general plan land use designation and zoning from Specific Plan (GPA) and R-10,000 (Zoning) to R-6,000 (Single Family Residential) (Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at [prull@rivco.org](mailto:prull@rivco.org)

**VIDEO:**

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A video recording of the entire proceedings is available on the ALUC website at [www.rcaluc.org](http://www.rcaluc.org). If you have any questions 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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**4.0 PUBLIC HEARING: MISCELLANEOUS ITEMS**

None

**5.0 ADMINISTRATIVE ITEMS**

5.1 Director's Approvals – Information only

5.2 Update March Air Reserve Base Compatibility Use Study (CUS)

Simon Housman, Project Director for the March CUS informed the Commission that they completed the kick-off meeting, the consultant is now in the discovery phase gathering data from all of the stakeholders, the cities, communities and the base.

5.3 Commission Hearing Meeting Updates

Paul Rull, ALUC Director informed the Commission regarding the Governor's Executive Orders Authorizing "Virtual" Brown Act meetings in response to COVID will expire on September 30, 2021. Therefore, ALUC Commissioners are to return to IN-PERSON meetings starting October 14 ALUC hearing. ALUC staff will follow the Board of Supervisors/Planning Commission direction regarding the Public's teleconference ability to attend meetings.

Mr. Rull indicated the Board Chambers venue has become unavailable for the regularly scheduled ALUC meeting on December 9, 2021. The rescheduled ALUC meeting will be on December 16, 2021 and confirmed by the Commissioners.

5.4 Support Letter for March Air Reserve Base and the KC-46

Paul Rull, ALUC Director informed the Commission that ALUC staff has prepared a letter supporting the base. The letter was signed by the Chair and sent out to the Air Force.

**6.0 APPROVAL OF MINUTES**

Steven Stewart, Chair motioned to approve the July 8, 2021 minutes. Seconded by Steve Manos. (Vote 6-0).

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

Paul Rull, ALUC Director introduced new ALUC intern Jackie Vega and welcomed her to the Commission.

**8.0 COMMISSIONER'S COMMENTS**

Commissioner Richard Stewart commented on an article that appeared in the Riverside Press Enterprise regarding citizens gathering opposing airplane noise around development and residential areas. Commissioner R. Stewart advised if ALUC staff could reach out to that group and let them know we are aware of their concerns.

**9.0 ADJOURNMENT**

Chair Stewart adjourned the meeting at 10:30 a.m.

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**VIDEO:**

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