



**AIRPORT LAND USE COMMISSION MEETING  
MINUTES  
March 14, 2024**

3-18-24

**COMMISSIONERS PRESENT:** Russell Betts, Steve Manos, Vernon Poole, Maartin Rossouw (alternate for Michael Geller), Beth Larock (alternate for John Lyon), Michael Lewis (alternate for Steven Stewart), Larry Froehlich (alternate for Richard Stewart)

**COMMISSIONERS ABSENT:** Michael Geller, John Lyon, Steven Stewart, Richard Stewart

**2.0 PUBLIC HEARING: CONTINUED ITEMS**  
None

**3.0 PUBLIC HEARING: NEW CASES**

3.1 Staff report recommended: ZAP1103PS23 – NCP Verona LLC (Representative: EPD Solutions)  
**CONSISTENT**  
Cathedral City Case Nos. SPA97-55D (Specific Plan Amendment), TTM38709 (Tentative Tract Map), TTM38710 (Tentative Tract Map), TTM38711 (Tentative Tract Map), TTM38712 (Tentative Tract Map), TTM38713 (Tentative Tract Map). A proposal to construct 459 single-family residential lots and 375 multi-family residential condominiums, with parking, landscape and park areas on 157.9 acres, located northerly of Verona Road. The applicant also proposes to amend the Rio Vista Village Specific Plan (RVVSP) to amend a series of text to provide a variety of home sizes and plans to suit the needs of different life stages and market segments, which allow for individual homeownership and rental opportunities in a higher density setting. Homes may be located on fee simple lots, in condominium arrangements or in rental accommodations. The amendment will also change the allowed landscaping, circulation plan to provide additional egress to Verona Road, modifying location and size of neighborhood parks, removing the requirement for alley loaded units along Rio Vista drive, modifying the recreation center by removing the “Beach Club and Water Park” and adding pools and sport courts, and amending section 6.0 to provide updated information pertaining to the CEQA mitigation measures. (Airport Compatibility Zone E of the Palm Springs Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)

Staff recommended at hearing: **CONSISTENT**

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

**Motion: Michael Lewis**  
**Second: Maartin Rossouw**

**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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- 3.2 Staff report recommended: ZAP1596MA24 – Industrial VI Enterprises, LLC (Representative: Albert A. Webb Associates) – County of Riverside Case No. GPA240005 (General Plan Amendment). A proposal to change the sites general plan land use designation from Commercial Retail and Very Low Density Residential to Light Industrial and Open Space-Recreation on 44.84 acres, located on the southwest corner of Cajalco Road and Seaton Avenue. (Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area). Staff Planner: Jackie Vega at (951) 955-0982, or e-mail at [javega@rivco.org](mailto:javega@rivco.org)
- CONSISTENT**
- Staff recommended at hearing: **CONSISTENT**
- ALUC Commission Action: **CONSISTENT (Vote 7-0)**
- Motion: Michael Lewis**  
**Second: Maartin Rossouw**

4.0 **PUBLIC HEARING: MISCELLANEOUS ITEMS**

- 4.1 Staff report recommended: Consideration of adopting ALUC Resolution No. 2024-01 Concerning Airport Land Use Commission Development Review Fees and establishing a new Schedule of Development Review Fees, as required by Government Code section 66016. All interested parties are invited to attend and comment upon any proposed fee increases. A copy of the proposed budget and data relied upon to calculate reasonable fees based on the cost of providing ALUC services is available for review at ALUC’s office located at the Riverside County Administrative Center on the 14<sup>th</sup> floor by a prescheduled appointment during business hours. Contact Barbara Santos at (951) 955-5132 to schedule an appointment.
- ADOPTION** of Resolution No. 2024-01 and the new Schedule of Development Review Fees in accordance with Section 66016 of the California Government Code.
- Staff recommended at hearing: **ADOPTION** of Resolution No. 2024-01 and the new Schedule of Development Review Fees in accordance with Section 66016 of the California Government Code.
- ALUC Commission Action: **ADOPTED** Resolution No. 2024-01 and the new Schedule of Development Review Fees in accordance with Section 66016 of the California Government Code **and this similar item be brought back to the Commission one year from now. (Vote 7-0)**
- Motion: Russell Betts**  
**Second: Michael Lewis**

**VIDEO:**

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**5.0 ADMINISTRATIVE ITEMS**

5.1 Director's Approvals – Information Only

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

Simon Housman, Project Director for the MCUS informed the Commission that the March Joint Powers Authority Commission accepted and received the MCUS. Next steps are to go to the other jurisdictions and make a similar request that they accept and receive it and ask any questions they want to have. ALUC staff is also working to get the website setup moving the entire MCUS and all appendices and sub-studies over to the ALUC website.

5.3 Reminder for April Hearing: Election of Chair/Vice Chair; Reappointment of County Representative (Poole) and City Representative (Manos)

Paul Rull, ALUC Director reminded the Commission that at the April hearing we are going to have the election of the Chair and Vice Chair. Also, for the reappointment of the County and City representatives that will take its own individual process.

**6.0 APPROVAL OF MINUTES**

Commissioner Michael Lewis motioned to approve the February 8, 2024 minutes. Seconded by Commissioner Rossouw. (Vote 7-0)

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

None

**8.0 COMMISSIONER'S COMMENTS**

None

**9.0 ADJOURNMENT**

Steve Manos, Chair adjourned the meeting at 10:08 a.m.

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**VIDEO:**

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