



RIVERSIDE COUNTY

AIRPORT LAND USE COMMISSION

9:30 A.M.

November 12, 2020

AGENDA

County Administrative Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside, California, 92501
www.rcaluc.org

CHAIR

Russell Betts
Desert Hot Springs

VICE CHAIR

Steven Stewart
Palm Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Manos
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Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St, 14th Floor
Riverside, CA 92501
(951) 955-5132

Any person wishing to speak in person must complete a "Speaker Identification Form" and submit it to the Hearing Secretary. Public access to the meeting will be limited and social distancing will be enforced. To speak remotely, please see below. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information but wish to be on record, provide your name, address, and state that you agree with the previous speaker(s).

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public Comments will be accepted remotely via teleconference. To submit your request to speak remotely please visit: <http://www.rcaluc.org/Speak> and complete the electronic form prior to the meeting. You will receive an email confirming your request that will provide further instructions. Additional information is available on the ALUC website.

The staff report and related documentation for each agenda item are available online at our website at www.rcaluc.org. Written comments may be submitted to the Riverside County ALUC by e-mail or by U.S. mail to Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501. All correspondence received during or after the meeting will be distributed to the ALUC or retained for the official record. Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos, ALUC Commission Secretary at (951) 955-5132 or E-mail at basantos@rivco.org. Request should be made at least 72 hours prior to the scheduled meeting.

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: CONTINUED ITEMS

None

3.0 PUBLIC HEARING: NEW CASES

MARCH AIR RESERVE BASE

3.1 ZAP1434MA20 – Sean St. Peter – County of Riverside Case No. CUP200026 (Conditional Use Permit). A proposal to establish a 4,646 square foot cannabis distribution and retail facility as part of an approved but not yet constructed 8,892 square foot commercial building on a 1.27 acre parcel located northerly of Cajalco Expressway, easterly of Harvill Avenue, southerly of Messenia Lane, and westerly of Interstate 215 (The original proposal to construct two retail commercial buildings totaling 12,872 square feet and two restaurant buildings with drive-thru totaling 6,686 square feet at this site had been found consistent by the ALUC) (Airport Compatibility Zone C2 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

Staff Recommendation: CONSISTENT

MARCH AIR RESERVE BASE

3.2 ZAP1436MA20 – Greens Inv. 11, LLC (Representative: Adam Corral) – March Joint Powers Authority Case Nos. GPA20-01 (General Plan Amendment), SPA20-02 (Specific Plan Amendment), PPA16-02 (Plot Plan Amendment), CUP20-04 (Conditional Use Permit), CZ20-01 (Change of Zone), PM20-06 (Tentative Parcel Map No. 37116-2). A proposal to construct a 100,000 square foot warehouse building with mezzanine and a 3-story 138,152 square foot self-storage facility on a 6.6 acres, located northerly of Van Buren Boulevard, easterly of Opportunity Way, and westerly of the 215 Freeway. The applicant also proposes amending the site's General Plan land use designation and Meridian Specific Plan designation, and zoning, from Commercial to Business Park, add car wash as an allowable use in the Commercial Zone, and other minor changes to the text and figures. The applicant also proposes to divide the 6.6 acres into two commercial lots (Airport Compatibility Zones B2 and C1 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

Staff Recommendation: INCONSISTENT

RIVERSIDE MUNICIPAL AIRPORT

3.3 ZAP1100RI20 – Inland Harbor, LLC (Representative: MDS Consulting) – City of Jurupa Valley Case Nos. MA20065 [CZ20002, TTM37714, SDP20035] (Change of Zone, Tentative Tract Map, Site Development Plan). A proposal to construct a single-family residential development plan on a total 67.67 acres, including a residential subdivision consisting of 254 single family residential lots on 25.73 acres, 14.11 acres of parks, 10.78 acres of preserved open space, 1.81 acres of open space/landscaping, 1.83 acres of water treatment basin, and 3.10 acres of public roads, located southerly of Limonite Avenue, easterly of Pedley Road, westerly of Clay Street, and northerly of the Union Pacific Railroad. The applicant also proposes a change of zone for the site from M-SC (Manufacturing Service Commercial) to R-4 (Planned Residential) (Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area). Staff Planner: Paul Rull at (951) 955-6893, or e-mail at prull@rivco.org

Staff Recommendation: CONSISTENT

4.0 ADMINISTRATIVE ITEMS

4.1 Director's Approvals

4.2 Update March Air Reserve Base Compatibility Use Study (CUS). Request appointment of a second Commissioner to the Policy Committee.

4.3 Jacqueline Cochran Regional Airport Off-Field Landing.

4.4 Presentation of Publicly Reported Efforts to Close the Banning Airport.

4.5 Discuss ALUC Glare Reviews and obtain direction from the Commission on how to best handle these.

4.6 Approval and Adoption of Revised Record Retention Procedure.

5.0 APPROVAL OF MINUTES

October 8, 2020

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

7.0 **COMMISSIONER'S COMMENTS**

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