



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Riverside County Administrative Center  
4080 Lemon St., 1st Floor Hearing Room  
Riverside, California

Thursday 9:00 a.m., April 14, 2011

CHAIR  
Simon Housman  
Rancho Mirage

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John Guerin  
Russell Brady  
Barbara Santos

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

[www.rcaluc.org](http://www.rcaluc.org)

NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, CA 92501 during normal business hours.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at [basantos@rctlma.org](mailto:basantos@rctlma.org). Request should be made at least 48 hours or as soon as possible 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 FROM MARCH 10, 2011

### MARCH AIR RESERVE BASE

- 2.1 ZAP1068MA10 – U.S. Veterans Initiative/March Joint Powers Authority (Representative: Sares-Regis Group) – JPA Cases No: General Plan Amendment No. 11-01 (GP 11-01), Specific Plan-4, Amendment No. 1 (SP-4, A1), Adoption of Specific Plan-6 (SP-6), and Plot Plan No. 10-02 (PP10-02). A proposal to amend the General Plan designation for a 7.75 acre parcel located southerly of N Street, easterly of 4<sup>th</sup> Street, and westerly of 6<sup>th</sup> Street within the northeast corner of the March Joint Powers Authority Planning Area (generally located southerly of Cactus Avenue and westerly of Heacock Street) (the "Project Site") from SP-4 to a new designation, SP-6; to amend the March LifeCare Campus Specific Plan to remove the Project Site from the March LifeCare Campus boundaries; to adopt a new Specific Plan containing site specific regulations on the Project Site, including a maximum building height restriction of 52 feet; and a plot plan to establish a 323-unit veterans' transitional housing facility on the Project Site. The Project Site is within Area II of the March Air Reserve Base Airport Influence Area.

ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONSISTENT

**3.0 PUBLIC HEARING: NEW CASES**

**MARCH AIR RESERVE BASE**

- 3.1 ZAP1069MA11 – Verizon Wireless (Representative: Randi Newton, Spectrum Surveying and Engineering, Inc.) – JPA Case No. CUP 10-01 (Conditional Use Permit). A proposal to establish an unmanned telecommunications facility consisting of antennas on a 70-foot high tower disguised as a water tank and tower, with associated equipment cabinets, on a 1500 square foot lease area within a 155.54-acre area of the Ben Clark Training Facility. The tower site is located northerly of Nandina Avenue, easterly of Barton Road, and westerly of Ferguson Avenue and Alexander Street within the land use jurisdiction of the March Joint Powers Authority. (Airport Area II of the March Air Reserve Base Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: CONSISTENT

**RIVERSIDE MUNICIPAL AIRPORT**

- 3.2 ZAP1053RI11 – Walmart/Gresham Savage Nolan & Tilden (Representative: Nasland Engineering) – City Case No. P09-0600 (Design Review). A proposal for expansion of an existing Wal-Mart store located at 5200 Van Buren Boulevard (on the west side of Van Buren, southerly of Philbin Avenue and northerly of Wells Avenue and Colorado Avenue) in the City of Riverside. The existing building has a gross floor area of 131,127 square feet, including a Garden Center and a Tire Lube Express. The store will be expanded by approximately 22,272 square feet to provide for fresh grocery items and relocation of the Garden Center. The Tire and Lube Express facility will be removed. (Airport Compatibility Zones D and E of the Riverside Municipal Airport Influence Area). ALUC Staff Planner: Russell Brady at (951) 955-0549, or e-mail at rbrady@rctlma.org.

Staff Recommendation: INCONSISTENT

**BANNING AIRPORT**

- 3.3 ZAP1008BA11 – JMA Village, LLC/The Frost Company/City of Banning Community Redevelopment Agency (Engineer: Albert A. Webb and Associates) – City Case Nos. DR #10-702 (Design Review) and TPM 36285 (Tentative Parcel Map). A proposal for the development of a 68,955 square foot mixed use commercial development (including retail, office, hotel, and restaurant uses) on 5.25 net acres located southerly of Ramsey Street, westerly of Martin Street, easterly of San Gorgonio Avenue, and northerly of Interstate 10. Tentative Parcel Map No. 36285 is a proposal to divide the property into four lots, so that each building would be located on its individual lot. (Airport Compatibility Zone D of the Banning Municipal Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff Recommendation: CONSISTENT for Parcel Map;  
CONDITIONALLY CONSISTENT for Design Review

**4.0 ADMINISTRATIVE ITEMS**

4.1 Resolution: Processing of “No Compatibility Impact” Ordinance Amendments and General Plan Amendments.

4.2 March JLUS Subcommittee Meeting following Commission Meeting.  
Location: Conference Room A, behind Board Chambers

**5.0 APPROVAL OF MINUTES**

March 10, 2011

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

**7.0 COMMISSIONER’S COMMENTS**

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